

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 Pinnacle Crescent, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,319,250

Property Type House

Suburb Bulleen

Period - From 01/04/2021

to

30/06/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21 Lonsdale St BULLEEN 3105	\$1,250,000	15/05/2021
2	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,200,000	07/04/2021
3	89 Helene St BULLEEN 3105	\$1,157,000	01/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2021: \$1,319,250



 3  1  2

Property Type: House

Land Size: 605 sqm approx

Agent Comments

Comparable Properties



21 Lonsdale St BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,250,000

Method: Auction Sale

Date: 15/05/2021

Rooms: 5

Property Type: House (Res)

Land Size: 591 sqm approx



6 Chatsworth Qdnt TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,200,000

Method: Private Sale

Date: 07/04/2021

Property Type: House (Res)

89 Helene St BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,157,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 651 sqm approx

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