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	30 Pinnacle Crescent, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$	1,150,000	&	\$1,250,000
Range between \$	1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,319,250	Pro	perty 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

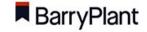
Add	dress of comparable property	Price	Date of sale
1	21 Lonsdale St BULLEEN 3105	\$1,250,000	15/05/2021
2	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,200,000	07/04/2021
3	89 Helene St BULLEEN 3105	\$1,157,000	01/05/2021

OR

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

This Statement of Information was prepared on:	06/09/2021 10:47
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Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2021: \$1,319,250





Land Size: 605 sqm approx Agent Comments

Comparable Properties



21 Lonsdale St BULLEEN 3105 (REI)

=| 3



2

Price: \$1,250,000 **Method:** Auction Sale **Date:** 15/05/2021 **Rooms:** 5

Property Type: House (Res) Land Size: 591 sqm approx

Agent Comments



6 Chatsworth Qdrnt TEMPLESTOWE LOWER

3107 (REI)

•**—** 3





6

Price: \$1,200,000 **Method:** Private Sale **Date:** 07/04/2021

Property Type: House (Res)

Agent Comments

89 Helene St BULLEEN 3105 (REI)

3





Price: \$1,157,000 **Method:** Auction Sale **Date:** 01/05/2021

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



