

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

33 The Crest, Bulleen Vic 3105

Indicative selling price

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

Range between \$720,000

&

\$792,000

Median sale price

Median price \$839,500

House

Unit

X

Suburb

Bulleen

Period - From 01/10/2017

to

31/12/2017

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	6/116 Manningham Rd BULLEEN 3105	\$775,000	08/01/2018
2	1/24 Moresby Av BULLEEN 3105	\$769,000	17/11/2017
3	2/230 Bulleen Rd BULLEEN 3105	\$740,000	04/12/2017

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.



 3  2  2

Rooms: 5

Property Type: Land

Land Size: 432 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$792,000

Median Unit Price

December quarter 2017: \$839,500

Comparable Properties



6/116 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$775,000

Method: Private Sale

Date: 08/01/2018

Rooms: -

Property Type: Townhouse (Single)



1/24 Moresby Av BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  1

Price: \$769,000

Method: Private Sale

Date: 17/11/2017

Rooms: 6

Property Type: Unit



2/230 Bulleen Rd BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$740,000

Method: Private Sale

Date: 04/12/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 164 sqm approx