

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

39 The Crest, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,250,000 Property Type Townhouse Suburb Bulleen

Period - From 02/11/2022 to 01/11/2023 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	13a Bruce St BULLEEN 3105	\$1,250,000	09/09/2023
2	6A Noelle St BULLEEN 3105	\$1,240,000	27/05/2023
3	2/33 Carrathool St BULLEEN 3105	\$1,230,000	28/10/2023

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.~~

This Statement of Information was prepared on:

02/11/2023 18:23



4
 2
 2

Property Type: Townhouse (Res)

Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median Townhouse Price
 02/11/2022 - 01/11/2023: \$1,250,000

Comparable Properties



13a Bruce St BULLEEN 3105 (REI)

Agent Comments

4
 2
 2

Price: \$1,250,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)



6A Noelle St BULLEEN 3105 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,240,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)

Land Size: 367 sqm approx



2/33 Carrathool St BULLEEN 3105 (REI)

Agent Comments

3
 2
 2

Price: \$1,230,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Land Size: 439 sqm approx