

## 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

1/8 Nirvana Crescent, Bulleen VIC 3105

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$899,999

**Median sale price**Median price 

\$973,000

Property type 

Townhouse

Suburb 

Bulleen

Period - From 

JAN 2020

to

MAR 2020

Source 

REIV

**Comparable property sales**

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. 2/22 Robert Street, Bulleen	\$910,000	19/06/2020
2. 19 Pinnacle Crescent, Bulleen	\$1,002,000	29/02/2020
3. 3/15 Derreck Avenue, Bulleen	\$1,003,000	02/02/2020

This Statement of Information was prepared on: 

09/07/2020

## Comparable properties



**\$910,000**

2/22 Robert Street, Bulleen, Victoria

**DATE:** 19/06/2020

**PROPERTY TYPE:** Townhouse

 3  2  
 2  364 sqm x



**\$1,002,000**

19 Pinnacle Crescent, Bulleen, Victoria

**DATE:** 29/02/2020

**PROPERTY TYPE:** Townhouse

 3  2  
 1  326 sqm



**\$1,003,000**

3/15 Derreck Avenue, Bulleen, Victoria

**DATE:** 02/02/2020

**PROPERTY TYPE:** Townhouse

 3  2  
 2 

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee