

Robert Di Giulio 9842 8888 0428 273 739 rdigiulio@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	6 Penderel Way, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,700,000	&	\$1,870,000
3	,,		

Median sale price

Median price	\$1,309,000	Hou	ise X	Unit		Suburb	Bulleen
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Penderel Way BULLEEN 3105	\$1,830,000	19/10/2017
2	3 Coromandel Ct BULLEEN 3105	\$1,751,000	12/08/2017
3	4 Robinson Gr BULLEEN 3105	\$1,730,000	13/05/2017

OR

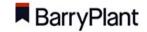
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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\$1,700,000 - \$1,870,000 **Median House Price**

Indicative Selling Price

September quarter 2017: \$1,309,000



Rooms:

Property Type: House Land Size: 707 sqm approx

Agent Comments

Comparable Properties



5 Penderel Way BULLEEN 3105 (REI)





Price: \$1,830,000

Method: Sold Before Auction

Date: 19/10/2017

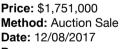
Rooms: -

Property Type: House (Res) Land Size: 700 sqm approx

3 Coromandel Ct BULLEEN 3105 (REI)







Rooms: -

Property Type: House (Res) Land Size: 646 sqm approx

4 Robinson Gr BULLEEN 3105 (REI)







Price: \$1,730,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments







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