

# 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

3 The Crest, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,117,000

Property Type House

Suburb Bulleen

Period - From 01/07/2019

to 30/09/2019

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	56 Summit Dr BULLEEN 3105	\$1,150,000	31/08/2019
2	47 Rose Av BULLEEN 3105	\$1,100,000	14/09/2019
3	4 Eama Ct BULLEEN 3105	\$1,050,000	04/06/2019

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:

25/11/2019 09:21



 5  3  2

**Property Type:** House (Res)

**Land Size:** 648 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

September quarter 2019: \$1,117,000

## Comparable Properties



**56 Summit Dr BULLEEN 3105 (REI)**

Agent Comments

 4  4  2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** House (Res)

**Land Size:** 680 sqm approx



**47 Rose Av BULLEEN 3105 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** House (Res)

**Land Size:** 614 sqm approx

**4 Eama Ct BULLEEN 3105 (REI/VG)**

Agent Comments

 4  1  2

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 04/06/2019

**Property Type:** House (Res)

**Land Size:** 647 sqm approx