

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

30 The Crest, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,000,000

&

\$1,060,000

Median sale price

Median price \$1,172,500

Property Type House

Suburb Bulleen

Period - From 08/02/2020

to

07/02/2021

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	46 Templestowe Rd BULLEEN 3105	\$1,060,000	08/10/2020
2	39 Lowan Av TEMPLESTOWE LOWER 3107	\$1,050,000	30/11/2020
3	25 Carrathool St BULLEEN 3105	\$1,025,000	29/08/2020

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:

08/02/2021 13:01



Property Type: House

Land Size: 682.328 sqm approx

Agent Comments

Comparable Properties



46 Templestowe Rd BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 08/10/2020

Property Type: House (Res)

Land Size: 705 sqm approx



39 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 30/11/2020

Property Type: House (Res)

Land Size: 648 sqm approx

25 Carrathool St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 29/08/2020

Property Type: House (Res)

Land Size: 620 sqm approx