

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

21 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

&

\$1,260,000

Median sale price

Median price \$1,060,000

Property Type House

Suburb Bulleen

Period - From 01/10/2020

to 31/12/2020

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 | 139 Swanston St TEMPLESTOWE LOWER 3107 | \$1,225,000 | 25/02/2021 |
| 2 | 29 Rose Av BULLEEN 3105 | \$1,220,000 | 24/10/2020 |
| 3 | 37 Warringal St BULLEEN 3105 | \$1,200,000 | 26/02/2021 |

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:

18/03/2021 09:22



 4  1  1

Property Type: House (Res)

Land Size: 639 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,260,000

Median House Price

December quarter 2020: \$1,060,000

Comparable Properties



139 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  1

Price: \$1,225,000

Method: Private Sale

Date: 25/02/2021

Property Type: House

Land Size: 651 sqm approx



29 Rose Av BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,220,000

Method: Private Sale

Date: 24/10/2020

Property Type: House (Res)

Land Size: 586 sqm approx



37 Warringal St BULLEEN 3105 (REI)

Agent Comments

 3  2  4

Price: \$1,200,000

Method: Private Sale

Date: 26/02/2021

Property Type: House

Land Size: 725 sqm approx