#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	21 The Crest, Bulleen Vic 3105
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,260,000
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#### Median sale price

Median price	\$1,060,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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

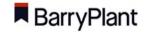
#### OR

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



Date of sale











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)





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)



Price: \$1,220,000 Method: Private Sale Date: 24/10/2020

Property Type: House (Res) Land Size: 586 sqm approx Agent Comments

**Agent Comments** 



37 Warringal St BULLEEN 3105 (REI)





Price: \$1,200,000 Method: Private Sale Date: 26/02/2021 Property Type: House Land Size: 725 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



