

### 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

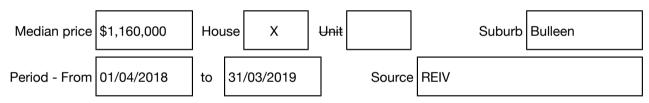
#### Indicative selling price

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

Range between \$800,000 & \$880,000	00
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33 Kandanga Grove, Bulleen Vic 3105

#### Median sale price



#### 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	58 Pinnacle Cr BULLEEN 3105	\$832,000	15/12/2018
2	49 Rose Av BULLEEN 3105	\$850,000	04/12/2018
3	30 Apex Cr BULLEEN 3105	\$890,000	21/03/2019

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.

#### Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

#### Generated: 20/05/2019 14:05

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 604 sqm approx Agent Comments Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending March 2019: \$1,160,000

## **Comparable Properties**

	58 Pinnacle Cr BULLEEN 3105 (REI/VG) 3 1 1 1 1 Price: \$832,000 Method: Private Sale Date: 15/12/2018 Rooms: - Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments
613 sgm 613 sg	49 Rose Av BULLEEN 3105 (REI/VG) 4 2 2 2 Price: \$850,000 Method: Private Sale Date: 04/12/2018 Rooms: - Property Type: House Land Size: 613 sqm approx	Agent Comments
	30 Apex Cr BULLEEN 3105 (REI) 3 1 1 1 1 Price: \$890,000 Method: Private Sale Date: 21/03/2019 Rooms: - Property Type: House Land Size: 600 sqm approx	Agent Comments

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