

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

5 Milford Place, Bundoora Vic 3083

Indicative selling price

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

Range between \$685,000

&

\$745,000

Median sale price

Median price \$786,500

House

X

Unit

Suburb Bundoora

Period - From 01/01/2017

to

31/12/2017

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	38 Darren Av BUNDOORA 3083	\$740,000	20/12/2017
2	16 Ebony Dr BUNDOORA 3083	\$739,500	02/04/2018
3	3 Trafalgar Cr BUNDOORA 3083	\$730,000	05/02/2018

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.

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Indicative Selling Price

\$685,000 - \$745,000

Median House Price

Year ending December 2017: \$786,500



 3  1  3

Rooms:

Property Type: House (Res)

Land Size: 577 sqm approx

Agent Comments

Comparable Properties

38 Darren Av BUNDOORA 3083 (VG)

Agent Comments

 3  -  -

Price: \$740,000

Method: Sale

Date: 20/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 540 sqm approx



16 Ebony Dr BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$739,500

Method: Private Sale

Date: 02/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 536 sqm approx



3 Trafalgar Cr BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$730,000

Method: Private Sale

Date: 05/02/2018

Rooms: 4

Property Type: House