

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

11 Hill View Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$830,000 House X Unit Suburb Bundoora

Period - From 01/10/2017 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	51 Josef Av BUNDOORA 3083	\$655,550	16/10/2017
2	26 Murchison Way THOMASTOWN 3074	\$631,000	23/12/2017
3	1a St Vigeons Rd RESERVOIR 3073	\$612,000	23/12/2017

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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Rooms: 5
Property Type: House
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
December quarter 2017: \$830,000

Comparable Properties



51 Josef Av BUNDOORA 3083 (VG)

Agent Comments

2 - -

Price: \$655,550
Method: Sale
Date: 16/10/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 517 sqm approx



26 Murchison Way THOMASTOWN 3074 (REI)

Agent Comments

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Price: \$631,000
Method: Auction Sale
Date: 23/12/2017
Rooms: -
Property Type: House (Res)



1a St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

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Price: \$612,000
Method: Private Sale
Date: 23/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 540 sqm approx