

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for	sale
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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	Hou	ıse 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.

Add	dress 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.

**Account** - hockingstuart | P: 03 94995611 | F: 03 94995055





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## hockingstuart





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)

**-**2

**;** 

**6** 

Price: \$655,550 Method: Sale Date: 16/10/2017

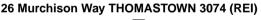
Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 517 sqm approx

Agent Comments









**4** 

Price: \$631,000 Method: Auction Sale Date: 23/12/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



1a St Vigeons Rd RESERVOIR 3073 (REI)



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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

**Agent Comments** 

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