

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

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	30 Judith Street, Bundoora Vic 3083				
Indicative selling price	ce				

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Range between \$680,000

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

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Median sale price

Median price	\$797,500	Hou	ıse X	Unit		Subur	Bundoora
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

\$748,000

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	16 Ebony Dr BUNDOORA 3083	\$739,500	02/04/2018
2	32 Cabernet Cr BUNDOORA 3083	\$737,500	19/05/2018
3	3 Trafalgar Cr BUNDOORA 3083	\$730,000	05/02/2018

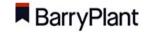
OR

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 \$680,000 - \$748,000 **Median House Price** Year ending June 2018: \$797,500



Rooms:

Property Type: House Land Size: 530 sqm approx

Agent Comments



Comparable Properties



16 Ebony Dr BUNDOORA 3083 (REI/VG)

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Price: \$739,500 Method: Private Sale Date: 02/04/2018 Rooms: 6

Property Type: House (Res) Land Size: 536 sqm approx

Agent Comments









Price: \$737,500 Method: Auction Sale Date: 19/05/2018

Rooms: -

Property Type: House (Res) Land Size: 560 sqm approx

Agent Comments











Price: \$730,000 Method: Private Sale Date: 05/02/2018 Rooms: 4

Property Type: House Land Size: 589 sqm approx **Agent Comments**



Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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