

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

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$797,500

House

X

Unit

Suburb Bundoora

Period - From 01/07/2017

to

30/06/2018

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	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.



Rooms:

Property Type: House

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



16 Ebony Dr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$739,500

Method: Private Sale

Date: 02/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 536 sqm approx

32 Cabernet Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$737,500

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 560 sqm approx



3 Trafalgar Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 05/02/2018

Rooms: 4

Property Type: House

Land Size: 589 sqm approx