

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
lg2/28 Galileo Gateway, Bundoora Vic 3083

Indicative selling price

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

Range between \$385,000

&

\$423,500

Median sale price

Median price \$455,000

House

Unit

X

Suburb Bundoora

Period - From 01/01/2018

to

31/03/2018

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	419/3 Snake Gully Dr BUNDOORA 3083	\$396,000	08/03/2018
2	209/11 Copernicus Cr BUNDOORA 3083	\$395,000	08/02/2018
3	208/11 Copernicus Cr BUNDOORA 3083	\$395,000	21/12/2017

OR

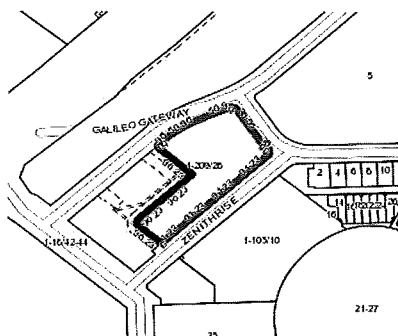
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Ig2/28 Galileo Gateway, Bundoora Vic 3083



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Indicative Selling Price
\$385,000 - \$423,500
Median Unit Price
March quarter 2018: \$455,000



Rooms:
Property Type:
Agent Comments

Comparable Properties

419/3 Snake Gully Dr BUNDOORA 3083 (VG) **Agent Comments**



Price: \$396,000
Method: Sale
Date: 08/03/2018
Rooms: -
Property Type: Strata Unit/Flat



209/11 Copernicus Cr BUNDOORA 3083 (REI/VG) **Agent Comments**



Price: \$395,000
Method: Private Sale
Date: 08/02/2018
Rooms: 3
Property Type: Apartment



208/11 Copernicus Cr BUNDOORA 3083 (REI) **Agent Comments**



Price: \$395,000
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: Apartment