

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 7 Bowral 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 \$730,000

House

X

Unit

Suburb Bundoora

Period - From 01/10/2016

to

30/09/2017

Source REIV

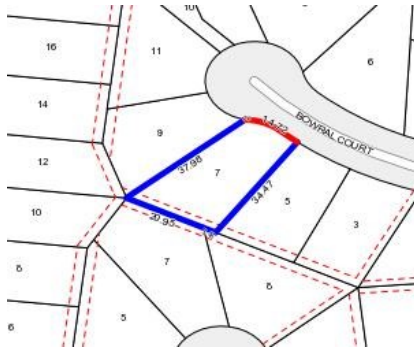
Comparable property sales (*Delete A or B below as applicable)

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	17 Natika Ct BUNDOORA 3083	\$660,000	25/11/2017
2	24 Glenn Cr BUNDOORA 3083	\$655,000	27/11/2017
3	16a Morwell Av WATSONIA 3087	\$633,000	12/08/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending September 2017: \$730,000

Comparable Properties



17 Natika Ct BUNDOORA 3083 (REI)

Agent Comments

 3  1  2

Price: \$660,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 606 sqm approx



24 Glenn Cr BUNDOORA 3083 (REI)

Agent Comments

 4  1  2

Price: \$655,000
Method: Private Sale
Date: 27/11/2017
Rooms: 5
Property Type: House



16a Morwell Av WATSONIA 3087 (REI/VG)

Agent Comments

 2  1  1

Price: \$633,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 3
Property Type: House (Res)