

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	552 Morwell Avenue, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$790,000	&	\$869,000

Median sale price

Median price	\$748,750	Hou	ıse X	Unit		Suburb	Bundoora
Period - From	01/04/2017	to	30/06/2017		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 19 Alma Rd BUNDOORA 3083 \$825,000 11/05/2017 2 7 Endsleigh Av BUNDOORA 3083 \$810,000 27/05/2017 3 494 Grimshaw St BUNDOORA 3083 \$791,000 01/04/2017

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: House (Res) Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$869,000 **Median House Price** June quarter 2017: \$748,750

Comparable Properties



19 Alma Rd BUNDOORA 3083 (REI/VG)





Price: \$825,000 Method: Auction Sale Date: 11/05/2017 Rooms: 3

Property Type: House (Res)

Land Size: 723 sqm approx

7 Endsleigh Av BUNDOORA 3083 (REI/VG)







Price: \$810,000 Method: Auction Sale Date: 27/05/2017

Rooms: 6

Property Type: House (Res) Land Size: 593 sqm approx

494 Grimshaw St BUNDOORA 3083 (REI/VG)







Price: \$791,000 Method: Auction Sale Date: 01/04/2017 Rooms: 4

Property Type: House (Res) Land Size: 607 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 22/09/2017 16:15

Agent Comments

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