

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

552 Morwell Avenue, Bundoora Vic 3083

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

House

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)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$791,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 607 sqm approx