

## 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

9 Wordsworth Court, Bundoora Vic 3083

## Indicative selling price

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

Range between \$670,000

&amp;

\$720,000

## 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	22 Ebony Dr BUNDOORA 3083	\$725,000	12/08/2017
2	1188 Plenty Rd BUNDOORA 3083	\$715,000	01/09/2017
3	280 Greenhills Rd BUNDOORA 3083	\$670,000	02/09/2017

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.~~