

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

4 Hayden Court, Bundoora Vic 3083

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$740,000

House

X

Unit

Suburb

Bundoora

Period - From

01/01/2018

to

31/12/2018

Source

REIV

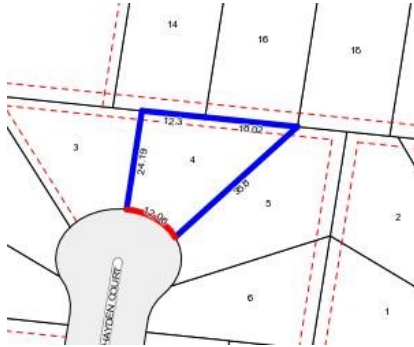
Comparable property sales (*Delete A or B below as applicable)

- 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	3 Cashmore Ct BUNDOORA 3083	\$800,500	01/09/2018
2	6 Cameron Pde BUNDOORA 3083	\$790,000	30/10/2018
3	52 David Cr BUNDOORA 3083	\$758,000	27/11/2018

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.



 4  3  3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 561 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending December 2018: \$740,000

Comparable Properties



3 Cashmore Ct BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$800,500

Method: Auction Sale

Date: 01/09/2018

Rooms: 6

Property Type: House (Res)

Land Size: 856 sqm approx



6 Cameron Pde BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$790,000

Method: Private Sale

Date: 30/10/2018

Rooms: -

Property Type: House

Land Size: 541 sqm approx



52 David Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  2

Price: \$758,000

Method: Private Sale

Date: 27/11/2018

Rooms: 5

Property Type: House

Land Size: 534 sqm approx