

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

3 Cashmore Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$660,000

&

\$725,000

Median sale price

Median price \$750,500

House

X

Unit

Suburb Bundoora

Period - From 01/04/2018

to

30/06/2018

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	95 Settlement Rd BUNDOORA 3083	\$712,000	17/02/2018
2	10 Leeanne Cr BUNDOORA 3083	\$700,000	07/05/2018
3	7 Frost Ct BUNDOORA 3083	\$681,000	19/05/2018

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.

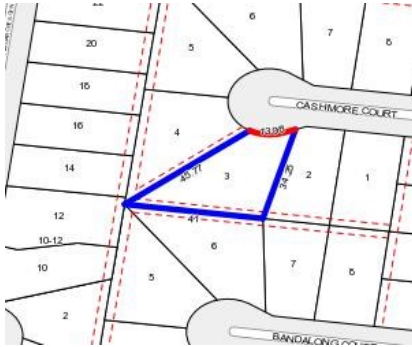
Shaun Zhang
03 9467 5444
0432 475 518
szhang@barryplant.com.au

Indicative Selling Price

\$660,000 - \$725,000

Median House Price

June quarter 2018: \$750,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 856 sqm approx

Agent Comments

Comparable Properties



95 Settlement Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$712,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 626 sqm approx



10 Leeanne Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 07/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 590 sqm approx



7 Frost Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$681,000

Method: Auction Sale

Date: 19/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 633 sqm approx