

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

13 Silverash Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$446,750

Property Type Unit

Suburb Bundoora

Period - From 01/04/2019

to 31/03/2020

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.

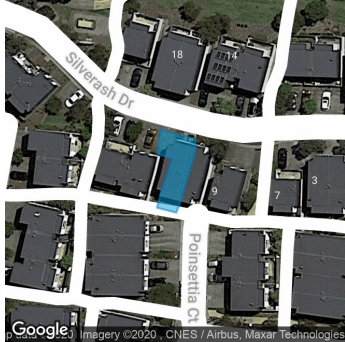
	Address of comparable property	Price	Date of sale
1	1 Silverash Dr BUNDOORA 3083	\$425,000	20/03/2020
2	41 Waxflower Cr BUNDOORA 3083	\$399,000	21/03/2020
3	37 Waxflower Cr BUNDOORA 3083	\$375,000	28/05/2020

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.~~

This Statement of Information was prepared on:

11/06/2020 15:11



Property Type: Townhouse

Land Size: 96 sqm approx

Agent Comments

Comparable Properties



1 Silverash Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 20/03/2020

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 102 sqm approx



41 Waxflower Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$399,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Townhouse (Res)



37 Waxflower Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 28/05/2020

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 100 sqm approx