

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

6/44 Ormond, Bundoora Vic 3083

Indicative selling price

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

Range between \$355,000

&

\$385,000

Median sale price

Median price \$430,000

House

Unit

X

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	316/50 Janefield Dr BUNDOORA 3083	\$380,000	16/05/2018
2	109/50 Janefield Dr BUNDOORA 3083	\$375,000	17/05/2018
3	2/68 Janefield Dr BUNDOORA 3083	\$330,000	25/06/2018

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.



 2
  1
  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$355,000 - \$385,000

Median Unit Price

June quarter 2018: \$430,000

Comparable Properties



316/50 Janefield Dr BUNDOORA 3083 (REI/VG) Agent Comments

 2
  1
  1

Price: \$380,000

Method: Private Sale

Date: 16/05/2018

Rooms: 3

Property Type: Apartment



109/50 Janefield Dr BUNDOORA 3083 (REI)

Agent Comments

 2
  1
  1

Price: \$375,000

Method: Private Sale

Date: 17/05/2018

Rooms: 3

Property Type: Apartment



2/68 Janefield Dr BUNDOORA 3083 (REI)

Agent Comments

 1
  1
  1

Price: \$330,000

Method: Private Sale

Date: 25/06/2018

Rooms: 2

Property Type: Apartment