

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	89 Josef Avenue, Bundoora Vic 3083
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Indicative selling price

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

Range between	\$720,000	&	\$780,000
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Median sale price

Median price	\$786,500	House	X	Unit		Suburb	Bundoora
Period - From	01/01/2017	to	31/12/2017	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	49 Nickson St BUNDOORA 3083	\$770,000	07/10/2017
2	13 Penrith Cr BUNDOORA 3083	\$750,000	23/09/2017
3	5 Cabernet Cr BUNDOORA 3083	\$747,000	19/08/2017

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.



 5  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 521 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

Year ending December 2017: \$786,500

Comparable Properties



49 Nickson St BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  1

Price: \$770,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 537 sqm approx



13 Penrith Cr BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$750,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 530 sqm approx



5 Cabernet Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  1

Price: \$747,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 567 sqm approx