

## 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

10 Kathleen Court, Bundoora Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000

&

\$935,000

#### Median sale price

Median price \$790,000

House

X

Unit

Suburb Bundoora

Period - From 01/04/2017

to

31/03/2018

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	11 Jones Ct BUNDOORA 3083	\$930,000	19/05/2018
2	2 Tamar St BUNDOORA 3083	\$900,650	28/04/2018
3	64 Arthur St BUNDOORA 3083	\$880,000	01/06/2018

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.

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 3  2  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 888 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$935,000  
**Median House Price**  
Year ending March 2018: \$790,000

## Comparable Properties



**11 Jones Ct BUNDOORA 3083 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$930,000  
**Method:** Sold Before Auction  
**Date:** 19/05/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 720 sqm approx



**2 Tamar St BUNDOORA 3083 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$900,650  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx



**64 Arthur St BUNDOORA 3083 (REI)**

**Agent Comments**

 4  3  1

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 01/06/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 531 sqm approx