

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

											rigonio rioi roco	
Property offered for sale												
Address Including suburb and postcode		10 Kathleen Court, Bundoora Vic 3083										
Indicative sell	ing pric	e										
For the meaning	of this p	rice see	cons	umer	vic.gov.a	au/ui	nderc	quoting				
Range between \$880,		000			&		\$935,000					
Median sale price												
Median price	\$790,00	0	Hou	se	Х	<del>Un</del>	iŧ			Suburb	Bundoora	
Period - From	01/04/2	017	to	31/00	3/2018			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.

Add	dress 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

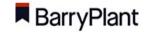
#### OR

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









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



## Comparable Properties



11 Jones Ct BUNDOORA 3083 (REI)





Price: \$930,000

Method: Sold Before Auction

Date: 19/05/2018 Rooms: 5

Property Type: House Land Size: 720 sqm approx **Agent Comments** 



2 Tamar St BUNDOORA 3083 (REI)





Agent Comments

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)





Price: \$880,000 Method: Private Sale Date: 01/06/2018

Rooms: 5

Property Type: House Land Size: 531 sqm approx **Agent Comments** 

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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