

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

20 Willunga Way, Bundoora Vic 3083

Indicative selling price

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

Range between \$560,000

&

\$616,000

Median sale price

Median price \$748,750

House

X

Unit

Suburb Bundoora

Period - From 01/04/2017

to

30/06/2017

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	9 Surrey Ct BUNDOORA 3083	\$608,000	02/08/2017
2	34a Janet Cr BUNDOORA 3083	\$599,500	22/04/2017
3	42 Chancellor Av BUNDOORA 3083	\$589,000	28/07/2017

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.~~



 3  2  2

Rooms:
Property Type: Townhouse
 (Single)
Land Size: 233 sqm approx
 Agent Comments

Indicative Selling Price
 \$560,000 - \$616,000
Median House Price
 June quarter 2017: \$748,750

Comparable Properties



9 Surrey Ct BUNDOORA 3083 (REI)

Agent Comments

 4  3  2

Price: \$608,000
Method: Private Sale
Date: 02/08/2017
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 164 sqm approx



34a Janet Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  1

Price: \$599,500
Method: Auction Sale
Date: 22/04/2017
Rooms: 3
Property Type: House (Res)
Land Size: 256 sqm approx



42 Chancellor Av BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$589,000
Method: Private Sale
Date: 28/07/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 89 sqm approx