

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

Address	20 Willunga Way, Bundoora Vic 3083
Including suburb and	
postcode	

#### 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	Hou	ise 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.















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)





Price: \$608,000 Method: Private Sale Date: 02/08/2017 Rooms: 5

Property Type: Townhouse (Single) Land Size: 164 sqm approx

**Agent Comments** 



34a Janet Cr BUNDOORA 3083 (REI/VG)

**1** 3





Price: \$599.500 Method: Auction Sale Date: 22/04/2017 Rooms: 3

Property Type: House (Res) Land Size: 256 sqm approx

Agent Comments



42 Chancellor Av BUNDOORA 3083 (REI)





Price: \$589,000 Method: Private Sale Date: 28/07/2017 Rooms: 6

Property Type: Townhouse (Res) Land Size: 89 sqm approx

**Agent Comments** 

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 22/09/2017 16:22