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	6 Valley Road, Bundoora Vic 3083

Indicative selling price

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

Range between | $550,000 | & | $580,000

Median sale price

Median price	$750,500	House	X	~~Unit~~		Suburb	Bundoora

Period - From	01/04/2018	to	30/06/2018	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.

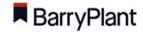|	Address of comparable property	Price	Date of sale
1	2 Medora Av BUNDOORA 3083	$610,500	18/09/2018
2	7 Landbury Rd BUNDOORA 3083	$600,000	08/09/2018
3	12 Madison Ct BUNDOORA 3083	$575,000	23/06/2018

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.~~

	3		1		0

Rooms:
Property Type: House
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $580,000
Median House Price
June quarter 2018: $750,500

Comparable Properties

2 Medora Av BUNDOORA 3083 (REI)

	3		1		2

Price: $610,500
Method: Private Sale
Date: 18/09/2018
Rooms: 4
Property Type: House
Land Size: 536 sqm approx

Agent Comments

7 Landbury Rd BUNDOORA 3083 (REI)

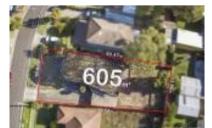|	3		1		1

Price: $600,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

12 Madison Ct BUNDOORA 3083 (REI/VG)

	3		1		1

Price: $575,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 5
Property Type: House
Land Size: 605 sqm approx

Agent Comments

REIV **propertydata** .com.au