

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

38 Luton Way, Bundoora Vic 3083

Indicative selling price

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

Range between \$630,000 & \$680,000

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	144 Cameron Pde BUNDOORA 3083	\$675,000	20/06/2018
2	36 Judith St BUNDOORA 3083	\$669,000	05/05/2018
3	8 Chaucer Cr BUNDOORA 3083	\$645,000	28/08/2018

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
  2

Rooms:
Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
 \$630,000 - \$680,000
Median House Price
 June quarter 2018: \$750,500

Comparable Properties

144 Cameron Pde BUNDOORA 3083 (VG)

Agent Comments

 3
  -
  -

Price: \$675,000
Method: Sale
Date: 20/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 528 sqm approx



36 Judith St BUNDOORA 3083 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$669,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 544 sqm approx



8 Chaucer Cr BUNDOORA 3083 (REI)

Agent Comments

 3
  2
  1

Price: \$645,000
Method: Private Sale
Date: 28/08/2018
Rooms: -
Property Type: House
Land Size: 548 sqm approx