

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

16 Ellery Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$790,000 House X Unit Suburb Bundoora

Period - From 01/04/2017 to 31/03/2018 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	20 Hibiscus Av BUNDOORA 3083	\$870,000	28/10/2017
2	24 David Cr BUNDOORA 3083	\$855,000	18/11/2017
3	4 Cher Av BUNDOORA 3083	\$830,000	11/04/2018

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.



Rooms:
Property Type: Land
Land Size: 509 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending March 2018: \$790,000

Comparable Properties



20 Hibiscus Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 544 sqm approx



24 David Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 594 sqm approx



4 Cher Av BUNDOORA 3083 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 11/04/2018
Rooms: 5
Property Type: House
Land Size: 538 sqm approx