

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

8/8 Balaka Place, Bundoora Vic 3083

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$400,000

Unit X

Suburb Bundoora

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
102A/1095 Plenty Rd BUNDOORA 3083	\$536,888	10/04/2017
1/46 Arthur St BUNDOORA 3083	\$530,000	24/04/2017
3/1416 Plenty Rd BUNDOORA 3083	\$495,000	04/05/2017

8/8 Balaka Place, Bundoora Vic 3083



Loretta Khoo

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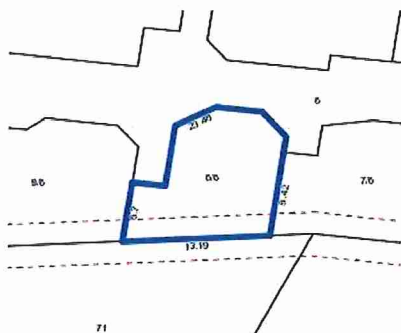
lkhoo@barryplant.com.au

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

March quarter 2017: \$400,000



3 1 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

102A/1095 Plenty Rd BUNDOORA 3083 (VG)

Agent Comments

- - -

Price: \$536,888

Method: Sale

Date: 10/04/2017

Rooms: -

Property Type: Strata Unit/Flat



1/46 Arthur St BUNDOORA 3083 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 24/04/2017

Rooms: 3

Property Type: Townhouse (Single)



3/1416 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$495,000

Method: Private Sale

Date: 04/05/2017

Rooms: 5

Property Type: Townhouse (Res)