

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

9 Shoalhaven Street, Bundoora Vic 3083

Indicative selling price

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

Range between

\$850,000

&

\$935,000

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	29 Hutchins Cirt BUNDOORA 3083	\$910,000	18/11/2017
2	27 Hutchins Cirt BUNDOORA 3083	\$881,000	11/03/2018
3	55 Settlement Rd BUNDOORA 3083	\$860,000	06/12/2017

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: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending March 2018: \$790,000

Comparable Properties



29 Hutchins Cirt BUNDOORA 3083 (REI/VG) **Agent Comments**



Price: \$910,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 600 sqm approx



27 Hutchins Cirt BUNDOORA 3083 (REI) **Agent Comments**



Price: \$881,000
Method: Private Sale
Date: 11/03/2018
Rooms: 6
Property Type: House



55 Settlement Rd BUNDOORA 3083 (VG) **Agent Comments**



Price: \$860,000
Method: Sale
Date: 06/12/2017
Rooms: -
Property Type: Special Accommodation
Land Size: 584 sqm approx