

David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

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	23 Sandhurst Crescent, Bundoora Vic 3083					

Indicative selling price

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

Range between	\$590,000	&	\$640,000
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Median sale price

Median price	\$727,750	Hou	use X	Unit		Subur	Bundoora
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Boorlee Ct BUNDOORA 3083	\$635,000	27/10/2018
2	2 Medora Av BUNDOORA 3083	\$610,500	18/09/2018
3	40 Tasman Dr BUNDOORA 3083	\$600,000	30/06/2018

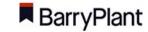
OR

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.





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\$590,000 - \$640,000 **Median House Price**

Indicative Selling Price

September quarter 2018: \$727,750



Rooms: Property Type: House Land Size: 566.387 sqm approx

Agent Comments

Comparable Properties



5 Boorlee Ct BUNDOORA 3083 (REI)

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Price: \$635,000 Method: Private Sale Date: 27/10/2018 Rooms: 5

Property Type: House Land Size: 666 sqm approx **Agent Comments**



2 Medora Av BUNDOORA 3083 (REI)

=3



Price: \$610.500 Method: Private Sale Date: 18/09/2018 Rooms: 4

Property Type: House Land Size: 536 sqm approx Agent Comments



40 Tasman Dr BUNDOORA 3083 (REI/VG)



Price: \$600,000 Method: Auction Sale Date: 30/06/2018 Rooms: 4

Property Type: House (Res) Land Size: 549 sqm approx

Agent Comments

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