

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

Median sale price

Median price \$727,750

House

X

Unit

Suburb 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.

	Address 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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Indicative Selling Price

\$590,000 - \$640,000

Median House 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)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 27/10/2018

Rooms: 5

Property Type: House

Land Size: 666 sqm approx



2 Medora Av BUNDOORA 3083 (REI)

Agent Comments



Price: \$610,500

Method: Private Sale

Date: 18/09/2018

Rooms: 4

Property Type: House

Land Size: 536 sqm approx



40 Tasman Dr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 30/06/2018

Rooms: 4

Property Type: House (Res)

Land Size: 549 sqm approx