

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

36 Judith Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$786,500

House

X

Unit

Suburb Bundoora

Period - From 01/01/2017

to

31/12/2017

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	12 Gordon St BUNDOORA 3083	\$661,000	17/02/2018
2	11 Dilkara Av BUNDOORA 3083	\$600,000	16/02/2018
3	18 Lea Cr BUNDOORA 3083	\$550,000	13/02/2018

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

\$550,000 - \$600,000

Median House Price

Year ending December 2017: \$786,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



12 Gordon St BUNDOORA 3083 (REI)

Agent Comments



Price: \$661,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Land (Res)

Land Size: 590 sqm approx

11 Dilkara Av BUNDOORA 3083 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 16/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 555 sqm approx

18 Lea Cr BUNDOORA 3083 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 13/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 531 sqm approx