

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

3 Molloy Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$975,000 & \$1,065,000

Median sale price

Median price \$740,000 House X Unit Suburb Bundoora

Period - From 01/01/2018 to 31/12/2018 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	38 Brandon Cr BUNDOORA 3083	\$1,168,000	03/11/2018
2	11 Maloney Rise BUNDOORA 3083	\$1,010,000	06/04/2019
3	18 Chappell Dr WATSONIA NORTH 3087	\$990,000	13/10/2018

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.



 6  3  2

Rooms:
Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
 \$975,000 - \$1,065,000
Median House Price
 Year ending December 2018: \$740,000

Comparable Properties



38 Brandon Cr BUNDOORA 3083 (VG)

Agent Comments

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Price: \$1,168,000
Method: Sale
Date: 03/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



11 Maloney Rise BUNDOORA 3083 (REI)

Agent Comments

 4  2  3

Price: \$1,010,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 6
Property Type: House (Res)
Land Size: 658 sqm approx



18 Chappell Dr WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 4  2  4

Price: \$990,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 6
Property Type: House (Res)
Land Size: 1535 sqm approx