



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 12 Mangrove Close, BUNDOORA 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$820,000 -  
\$890,000**

### Median sale price

Median **House** for **BUNDOORA** for period **Apr 2017 - Jun 2017**  
Sourced from **REIV**.

**\$748,750**

### Comparable property sales

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 the most comparable to the property for sale.

**2 Japonica Street,** Price **\$830,000** Sold 09 September 2017  
Bundoora 3083

**11 Oxley Avenue,** Price **\$960,000** Sold 24 June 2017  
Bundoora 3083

**567 Grimshaw Street,** Price **\$1,234,000** Sold 19 August 2017  
Bundoora 3083

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents

 **Michael Xanthos**

03 8459 4555  
0405 631 273  
[michael@acere.com.au](mailto:michael@acere.com.au)

### Ace Real Estate

Shop 4/4 Neville Avenue,  
Laverton VIC 3028