

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 48 Windsor Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$750,500 House X Unit Suburb Bundoora

Period - From 01/04/2018 to 30/06/2018 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	12 Botanic Ct BUNDOORA 3083	\$690,000	23/06/2018
2	144 Cameron Pde BUNDOORA 3083	\$675,000	20/06/2018
3	2 Britten Ct BUNDOORA 3083	\$645,000	11/04/2018

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

\$640,000 - \$690,000

Median House Price

June quarter 2018: \$750,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



12 Botanic Ct BUNDOORA 3083 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 6

Property Type: House

Land Size: 549 sqm approx

144 Cameron Pde BUNDOORA 3083 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 20/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 528 sqm approx



2 Britten Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 11/04/2018

Rooms: 4

Property Type: House

Land Size: 567 sqm approx