

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

17 Yaltara Avenue, Bundoora Vic 3083

Indicative selling price

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

Range between \$645,000

&

\$695,000

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	3 Sussex St BUNDOORA 3083	\$693,500	30/06/2018
2	5 Fifer Rise BUNDOORA 3083	\$692,500	14/07/2018
3	35 Noorong Av BUNDOORA 3083	\$688,000	01/08/2018

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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 3  1 

Rooms:
Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$645,000 - \$695,000
Median House Price
June quarter 2018: \$750,500

Comparable Properties



3 Sussex St BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  -

Price: \$693,500
Method: Auction Sale
Date: 30/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 541 sqm approx



5 Fifer Rise BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$692,500
Method: Auction Sale
Date: 14/07/2018
Rooms: 4
Property Type: House (Res)
Land Size: 529 sqm approx



35 Noorong Av BUNDOORA 3083 (REI)

Agent Comments

 4  1  2

Price: \$688,000
Method: Private Sale
Date: 01/08/2018
Rooms: 5
Property Type: House
Land Size: 589 sqm approx