

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

5 Ironbark Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$625,000 & \$685,000

Median sale price

Median price \$681,000 House X Unit Suburb Bundoora

Period - From 01/01/2019 to 31/03/2019 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	5 Ghostgum Ct BUNDOORA 3083	\$670,000	29/04/2019
2	88 Nickson St BUNDOORA 3083	\$635,000	27/04/2019
3	19 Manchester Cr BUNDOORA 3083	\$600,000	15/02/2019

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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price

\$625,000 - \$685,000

Median House Price

March quarter 2019: \$681,000

Comparable Properties



5 Ghostgum Ct BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$670,000

Method: Private Sale

Date: 29/04/2019

Rooms: 5

Property Type: House

Land Size: 317 sqm approx



88 Nickson St BUNDOORA 3083 (REI)

Agent Comments

 4  3  2

Price: \$635,000

Method: Private Sale

Date: 27/04/2019

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 115 sqm approx

19 Manchester Cr BUNDOORA 3083 (VG)

Agent Comments

 3  -  -

Price: \$600,000

Method: Sale

Date: 15/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 230 sqm approx