

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	5 Ironbark Drive, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$681,000	Hou	ıse 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.

Add	dress 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

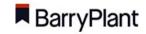
OR

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.





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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)

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Price: \$670,000 Method: Private Sale Date: 29/04/2019 Rooms: 5

Property Type: House Land Size: 317 sqm approx **Agent Comments**



88 Nickson St BUNDOORA 3083 (REI)



Price: \$635,000 Method: Private Sale Date: 27/04/2019

Rooms: 5

Property Type: Townhouse (Single) Land Size: 115 sqm approx

Agent Comments

19 Manchester Cr BUNDOORA 3083 (VG)

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Price: \$600,000 Method: Sale Date: 15/02/2019

Rooms: -

Property Type: House (Res) Land Size: 230 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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