

# 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

52 Jacqueline Road, Bundoora Vic 3083

### Indicative selling price

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

Range between \$690,000 & \$750,000

### Median sale price

Median price \$707,250 Property Type House Suburb Bundoora

Period - From 01/07/2018 to 30/06/2019 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	2 Primula CI BUNDOORA 3083	\$765,000	13/07/2019
2	103 Greenwood Dr BUNDOORA 3083	\$760,000	27/07/2019
3	48 Bendoran Cr BUNDOORA 3083	\$740,000	22/06/2019

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.~~

This Statement of Information was prepared on:

17/10/2019 14:04



 5  
  3  
  2

**Property Type:** House  
**Land Size:** 626 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$750,000  
**Median House Price**  
 Year ending June 2019: \$707,250

## Comparable Properties



2 Primula Ct BUNDOORA 3083 (REI/VG)

Agent Comments

 5  
  3  
  4

**Price:** \$765,000  
**Method:** Auction Sale  
**Date:** 13/07/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



103 Greenwood Dr BUNDOORA 3083 (REI)

Agent Comments

 4  
  2  
  2

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 546 sqm approx



48 Bendoran Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 4  
  2  
  2

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 538 sqm approx