

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 David Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between

\$700,000

&

\$730,000

Median sale price

Median price

\$727,750

House

X

Unit

Suburb

Bundoora

Period - From

01/07/2018

to

30/09/2018

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		
2		
3		

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 (Previously Occupied - Detached)
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$730,000
Median House Price
September quarter 2018: \$727,750

Comparable Properties

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. We have been unable to find comparable properties to this one as this property is very unique in style for the area and it also has an outdoor pool with a spa.