

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

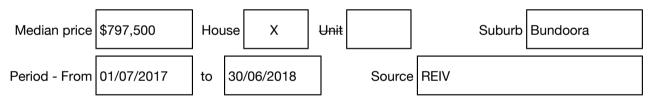
s |16 Fitzjohns Drive, Bundoora Vic 3083 d e

Indicative selling price

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

 Range between
 \$1,180,000
 &
 \$1,250,000

Median sale price



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	39 Worcester Cr BUNDOORA 3083	\$1,270,000	21/04/2018
2	14 Seira St BUNDOORA 3083	\$1,181,000	09/05/2018
3	3 Queens Gdns BUNDOORA 3083		27/09/2018

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.

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms: 8 Property Type: House (New -Detached) Land Size: 768 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,250,000 Median House Price Year ending June 2018: \$797,500

Comparable Properties

39 Worcester Cr BUNDOORA 3083 (VG) A A - A - A - A Price: \$1,270,000 Method: Sale Date: 21/04/2018 Rooms: - Property Type: House (Res) Land Size: 563 sqm approx	Agent Comments
14 Seira St BUNDOORA 3083 (VG) Image: A Image: A Price: \$1,181,000 Method: Sale Date: 09/05/2018 Rooms: - Property Type: House (Previously Occupied - Detached) Land Size: 675 sqm approx	Agent Comments
3 Queens Gdns BUNDOORA 3083 (REI) 4 2 2 2 Price: Method: Private Sale Date: 27/09/2018 Rooms: 6 Property Type: House Land Size: 510 sqm approx	Agent Comments

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REIV 🗧 propertydata

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