

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

16 Fitzjohns Drive, Bundoora Vic 3083

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

Median price \$797,500

House

X

Unit

Suburb Bundoora

Period - From 01/07/2017

to

30/06/2018

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	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.



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)

Agent Comments



Price: \$1,270,000
Method: Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 563 sqm approx



14 Seira St BUNDOORA 3083 (VG)

Agent Comments



Price: \$1,181,000
Method: Sale
Date: 09/05/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 675 sqm approx



3 Queens Gdns BUNDOORA 3083 (REI)

Agent Comments



Price:
Method: Private Sale
Date: 27/09/2018
Rooms: 6
Property Type: House
Land Size: 510 sqm approx