

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Bundeena Avenue Kealba VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

*House

X

*Unit

Suburb

Kealba

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

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

7 Driscolls Road Kealba VIC 3021	\$586,000	10-Sep-18
11 Edgeware Close Kealba VIC 3021	\$580,000	04-Sep-18
51 Driscolls Road Kealba VIC 3021	\$600,200	10-May-18

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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7 Driscolls Road Kealba VIC 3021

Sold Price

\$586,000

Sold Date

10-Sep-18

 4  1  2

Distance

0.39km



11 Edgeware Close Kealba VIC 3021

Sold Price

\$580,000

Sold Date

04-Sep-18

 4  2  -

Distance

0.58km



51 Driscolls Road Kealba VIC 3021

Sold Price

\$600,200

Sold Date

10-May-18

 3  2  1

Distance

0.67km

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