

## 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 35 Carbeen Drive, 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 \$650,000 & \$710,000

#### Median sale price

Median price \$750,500 House X Unit Suburb Bundoora

Period - From 01/04/2018 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	5 Oxford Dr BUNDOORA 3083	\$707,000	21/04/2018
2	5 Fifer Rise BUNDOORA 3083	\$692,500	14/07/2018
3	529 Grimshaw St BUNDOORA 3083	\$675,000	05/06/2018

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:**

**Property Type:** Land

**Land Size:** 664 sqm approx

**Agent Comments**

## Comparable Properties



**5 Oxford Dr BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$707,000

**Method:** Auction Sale

**Date:** 21/04/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**5 Fifer Rise BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$692,500

**Method:** Auction Sale

**Date:** 14/07/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 529 sqm approx



**529 Grimshaw St BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$675,000

**Method:** Private Sale

**Date:** 05/06/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 582 sqm approx