

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

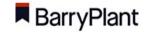
	Section 47A					AF of the Estate Agents Act 1980		
Property offered for	sale							
Address Including suburb and postcode	34 Karl Court, Bundoora Vic 3083							
Indicative selling price	ce							
For the meaning of this p	orice see con	sumer.vic.gov.	au/under	quoting				
Range between \$475,000		&	\$515,000					
Median sale price								
Median price \$428,250 House Uni			Unit	Х		Suburb	Bundoora	
Period - From 01/01/2	2017 to	31/12/2017		Source	REIV			
Comparable property	/ sales (*De	lete A or B b	elow as	applica	ble)			
A* These are the the months that the property for sale	estate agent					•	in the last six mparable to the	
Address of comparable property						Price	Date of sale	
1								
2								
3								
OR								
D* The estate ager	at or ogoatic :	ron rocontativo v	raaaanahl	v baliava	a that	forwar than t	h.v	

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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Indicative Selling Price \$475,000 - \$515,000 **Median Unit Price** Year ending December 2017: \$428,250



Rooms: Property Type: Townhouse (Res)

Land Size: 78 sqm approx

Agent Comments

Comparable Properties



4/1416 Plenty Rd BUNDOORA 3083 (REI)





Price: \$511,000

Method: Sold Before Auction

Date: 19/02/2018 Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

10/127 Arthur St BUNDOORA 3083 (VG)

-



Price: \$490,000 Method: Sale Date: 24/10/2017 Rooms: -

Property Type: Unit

Agent Comments

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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