

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

34 Karl Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$475,000

&

\$515,000

Median sale price

Median price \$428,250

House

Unit

X

Suburb

Bundoora

Period - From 01/01/2017

to

31/12/2017

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		
2		
3		

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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Indicative Selling Price

\$475,000 - \$515,000

Median Unit Price

Year ending December 2017: \$428,250



 3  3  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 78 sqm approx

Agent Comments

Comparable Properties



4/1416 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

 3  1  1

Price: \$511,000

Method: Sold Before Auction

Date: 19/02/2018

Rooms: 4

Property Type: Townhouse (Res)

10/127 Arthur St BUNDOORA 3083 (VG)

Agent Comments

 2  -  -

Price: \$490,000

Method: Sale

Date: 24/10/2017

Rooms: -

Property Type: Unit

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.