

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 54 Fitzjohns Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$860,000 & \$946,000

Median sale price

Median price \$768,000 House X Unit Suburb Bundoora

Period - From 01/01/2018 to 31/03/2018 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	3 Hanover Rd BUNDOORA 3083	\$1,005,000	23/04/2018
2	66 Linacre Dr BUNDOORA 3083	\$900,000	21/04/2018
3	24 Clovemont Way BUNDOORA 3083	\$850,000	19/05/2018

OR

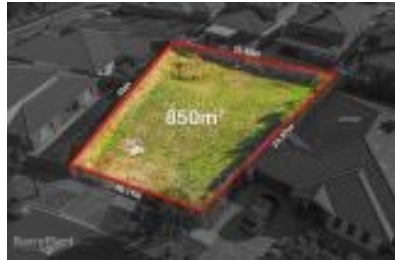
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: Land
Land Size: 790 sqm approx
 Agent Comments

Indicative Selling Price
 \$860,000 - \$946,000
Median House Price
 March quarter 2018: \$768,000

Comparable Properties



3 Hanover Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,005,000
Method: Private Sale
Date: 23/04/2018
Rooms: -
Property Type: Land
Land Size: 850 sqm approx



66 Linacre Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: Land (Res)
Land Size: 629 sqm approx



24 Clovemont Way BUNDOORA 3083 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: Land (Res)
Land Size: 600 sqm approx