

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 202A/5 Zenith Rise, Bundoora Vic 3083

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$483,250 House Unit X Suburb Bundoora

Period - From 01/07/2018 to 30/09/2018 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	9/5 Zenith Rise BUNDOORA 3083	\$405,000	12/10/2018
2	Lg02c/28 Galileo Gateway BUNDOORA 3083	\$390,000	13/07/2018
3	102/3 Collared CI BUNDOORA 3083	\$381,000	03/05/2018

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.



 2
  2
  1

Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$380,000 - \$415,000
Median Unit Price
 September quarter 2018: \$483,250

Comparable Properties



9/5 Zenith Rise BUNDOORA 3083 (REI)

Agent Comments

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  2
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Price: \$405,000
Method: Private Sale
Date: 12/10/2018
Rooms: -
Property Type: Apartment



Lg02c/28 Galileo Gateway BUNDOORA 3083 (REI)

Agent Comments

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Price: \$390,000
Method: Private Sale
Date: 13/07/2018
Rooms: 4
Property Type: Unit



102/3 Collared CI BUNDOORA 3083 (REI/VG)

Agent Comments

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  1

Price: \$381,000
Method: Private Sale
Date: 03/05/2018
Rooms: 3
Property Type: Apartment