

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

43 Judith Street, Bundoora Vic 3083

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$665,000

&

\$715,000

Median sale price

Median price \$727,750

House

X

Unit

Suburb Bundoora

Period - From 01/07/2018

to

30/09/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

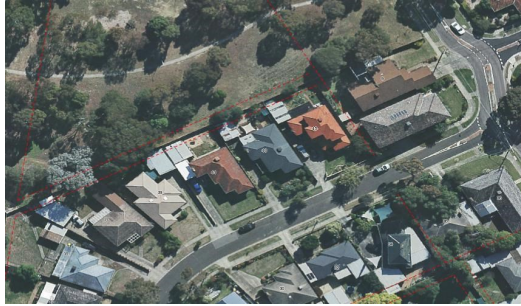
- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Norfolk Cr BUNDOORA 3083	\$712,500	27/10/2018
2	398 Grimshaw St BUNDOORA 3083	\$706,600	27/07/2018
3	3 Sussex St BUNDOORA 3083	\$693,500	30/06/2018

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.

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 3  1  1

Rooms:
Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$665,000 - \$715,000
Median House Price
September quarter 2018: \$727,750

Comparable Properties



14 Norfolk Cr BUNDOORA 3083 (REI)

Agent Comments

 3  1  2

Price: \$712,500
Method: Auction Sale
Date: 27/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 569 sqm approx



398 Grimshaw St BUNDOORA 3083 (VG)

Agent Comments

 3  -  -

Price: \$706,600
Method: Sale
Date: 27/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 539 sqm approx



3 Sussex St BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  -

Price: \$693,500
Method: Auction Sale
Date: 30/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 541 sqm approx