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

78 Cheadle Crescent, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$850,000		&		\$920,000				
Median sale price									
Median price	\$844,000	Pro	Property Type Ho		louse		Suburb	Bundoora	
Period - From	01/01/2021	to	31/03/2021		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	175 Greenwood Dr BUNDOORA 3083	\$942,000	05/06/2021
2	460 Grimshaw St BUNDOORA 3083	\$950,500	29/05/2021
3			

OR

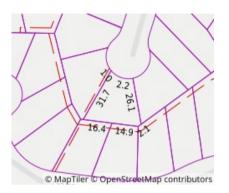
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/07/2021 11:42









Property Type: House (Previously Occupied - Detached) Land Size: 626 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price March quarter 2021: \$844,000

Comparable Properties

BarryPlant	175 Greenwood Dr BUNDOORA 3083 (REI) 5 2 2 2 Price: \$942,000 Method: Auction Sale Date: 05/06/2021 Property Type: House (Res) Land Size: 574 sqm approx	Agent Comments
	460 Grimshaw St BUNDOORA 3083 (REI) 460 Grimshaw St BUNDOORA 3083 (REI) 460 Grimshaw St BUNDOORA 3083 (REI) 5 5 5 5 5 5 5 5 5 5 5 5 5	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 | P: 03 94605066 | F: 03 94605100





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.