

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

6 Moreton Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$660,000

&

\$725,000

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	5 Crabtree Ct BUNDOORA 3083	\$715,000	19/03/2018
2	25 Botanic Ct BUNDOORA 3083	\$710,000	12/05/2018
3	10 Leeanne Cr BUNDOORA 3083	\$700,000	07/05/2018

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.

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Indicative Selling Price

\$660,000 - \$725,000

Median House Price

March quarter 2018: \$768,000



 4  1  2

Rooms:

Property Type: House

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



5 Crabtree Ct BUNDOORA 3083 (REI)

Agent Comments

 4  2  -

Price: \$715,000

Method: Private Sale

Date: 19/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 570 sqm approx



25 Botanic Ct BUNDOORA 3083 (REI)

Agent Comments

 3  1  1

Price: \$710,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx



10 Leeanne Cr BUNDOORA 3083 (REI)

Agent Comments

 4  2  1

Price: \$700,000

Method: Private Sale

Date: 07/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 590 sqm approx