

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

12 Merryn Close, Bundoora Vic 3083

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$797,500

House

X

Unit

Suburb Bundoora

Period - From 01/07/2017

to

30/06/2018

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	16 Ebony Dr BUNDOORA 3083	\$739,500	02/04/2018
2	112 Betula Av BUNDOORA 3083	\$720,000	07/07/2018
3	2 Britten Ct BUNDOORA 3083	\$645,000	11/04/2018

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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Rooms:**Property Type:** House**Land Size:** 537 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending June 2018: \$797,500

Comparable Properties

**16 Ebony Dr BUNDOORA 3083 (REI/VG)**

Agent Comments

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Price: \$739,500**Method:** Private Sale**Date:** 02/04/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 536 sqm approx**112 Betula Av BUNDOORA 3083 (REI/VG)**

Agent Comments

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Price: \$720,000**Method:** Auction Sale**Date:** 07/07/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 538 sqm approx**2 Britten Ct BUNDOORA 3083 (REI/VG)**

Agent Comments

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Price: \$645,000**Method:** Private Sale**Date:** 11/04/2018**Rooms:** 4**Property Type:** House**Land Size:** 567 sqm approx