

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

14 Seira Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$830,000

House

X

Unit

Suburb Bundoora

Period - From 01/10/2017

to

31/12/2017

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	4 Hillhouse Cr BUNDOORA 3083	\$1,230,000	07/10/2017
2	69 Linacre Dr BUNDOORA 3083	\$1,225,000	16/12/2017
3	4 Magdalen Mews BUNDOORA 3083	\$1,010,000	23/09/2017

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.



 4  2  2

Rooms: 7
Property Type: House
Land Size: 674 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,180,000
Median House Price
 December quarter 2017: \$830,000

Comparable Properties



4 Hillhouse Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,230,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 652 sqm approx



69 Linacre Dr BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$1,225,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 637 sqm approx



4 Magdalen Mews BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,010,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 403 sqm approx