

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	7 Kearney Court, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$790,000	&	\$869,000

Median sale price

Median price	\$790,000	Ηοι	ıse X	Unit		Suburb	Bundoora
Period - From	01/04/2017	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.

Add	dress of comparable property	Price	Date of sale
1	87 Edmund Rice Pde WATSONIA NORTH 3087	\$850,000	16/12/2017
2	7 Cambita Ct GREENSBOROUGH 3088	\$835,000	21/05/2018
3	8 Grandiflora Gr BUNDOORA 3083	\$780,000	02/06/2018

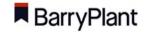
OR

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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Rooms: 6

Property Type: Land (Res) **Land Size:** 599.769 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$869,000 Median House Price Year ending March 2018: \$790,000

Comparable Properties



87 Edmund Rice Pde WATSONIA NORTH 3087 Agent Comments

(REI/VG)

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Price: \$850,000 Method: Auction Sale Date: 16/12/2017 Rooms: 6

Property Type: House (Res) **Land Size:** 616 sqm approx

Agent Comments

Agent Comments



7 Cambita Ct GREENSBOROUGH 3088 (REI)

=| 4





Price: \$835,000 **Method:** Private Sale **Date:** 21/05/2018

Rooms: 7

Property Type: House (Res) Land Size: 457 sqm approx



8 Grandiflora Gr BUNDOORA 3083 (REI)

———— 3





43 (42)

Price: \$780,000 Method: Auction Sale Date: 02/06/2018 Rooms: 5

Property Type: House (Res) Land Size: 612 sqm approx

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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