

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 55 Queens Gardens, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,220,000 & \$1,280,000

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	78 Worcester Cr BUNDOORA 3083	\$1,270,000	01/02/2018
2	69 Linacre Dr BUNDOORA 3083	\$1,225,000	16/12/2017
3	16 Chappell Dr WATSONIA NORTH 3087	\$1,215,000	10/04/2018

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 662 sqm approx

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,280,000

Median House Price

March quarter 2018: \$768,000

Comparable Properties



78 Worcester Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,270,000

Method: Private Sale

Date: 01/02/2018

Rooms: 7

Property Type: House (Res)

Land Size: 630 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



16 Chappell Dr WATSONIA NORTH 3087 (REI)

Agent Comments

 4  2  2

Price: \$1,215,000

Method: Private Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 970 sqm approx