

## 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

7 Hanover Road, Bundoora Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

#### Median sale price

Median price \$800,000 House X Unit Suburb Bundoora

Period - From 01/07/2017 to 30/09/2017 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	54 Linacre Dr BUNDOORA 3083	\$1,505,000	16/09/2017
2	14 Lynch Av BUNDOORA 3083	\$1,430,000	03/07/2017
3	79 Worcester Cr BUNDOORA 3083	\$1,300,000	03/11/2017

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.~~



 5  3  3

**Rooms:**  
**Property Type:** Land  
**Land Size:** 705 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 September quarter 2017: \$800,000

## Comparable Properties



**54 Linacre Dr BUNDOORA 3083 (REI)**

Agent Comments

 5  3  2

**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 659 sqm approx



**14 Lynch Av BUNDOORA 3083 (REI/VG)**

Agent Comments

 5  3  2

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 03/07/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1138 sqm approx



**79 Worcester Cr BUNDOORA 3083 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 03/11/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 555 sqm approx