

## 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	28 Moreton Crescent, Bundoora Vic 3083
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#### Indicative selling price

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

Range between	\$725,000	&	\$765,000
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#### Median sale price

Median price	\$750,500	House	X	Unit		Suburb	Bundoora
Period - From	01/04/2018	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	24 Gleeson Dr BUNDOORA 3083	\$735,000	12/05/2018
2	6 Moreton Cr BUNDOORA 3083	\$730,000	16/06/2018
3	380 Grimshaw St BUNDOORA 3083	\$727,500	14/07/2018

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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**Indicative Selling Price**  
\$725,000 - \$765,000  
**Median House Price**  
June quarter 2018: \$750,500



**Rooms:**  
**Property Type:** House  
**Land Size:** 540.589 sqm approx  
**Agent Comments**

## Comparable Properties



24 Gleeson Dr BUNDOORA 3083 (REI)

**Agent Comments**



**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 12/05/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 534 sqm approx



6 Moreton Cr BUNDOORA 3083 (REI)

**Agent Comments**



**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx



380 Grimshaw St BUNDOORA 3083 (REI)

**Agent Comments**



**Price:** \$727,500  
**Method:** Auction Sale  
**Date:** 14/07/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx