

## 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

3 Sussex Street, 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 \$620,000

&

\$682,000

#### 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 | 25 Trafalgar Cr BUNDOORA 3083   | \$680,000 | 10/02/2018   |
| 2 | 35 Byrne Cr WATSONIA NORTH 3087 | \$680,000 | 21/04/2018   |
| 3 | 2 Britten Ct BUNDOORA 3083      | \$645,000 | 11/04/2018   |

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.

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**Indicative Selling Price**

\$620,000 - \$682,000

**Median House Price**

March quarter 2018: \$768,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 541 sqm approx

**Agent Comments**

## Comparable Properties



**25 Trafalgar Cr BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$680,000

**Method:** Auction Sale

**Date:** 10/02/2018

**Rooms:** -

**Property Type:** House (Res)



**35 Byrne Cr WATSONIA NORTH 3087 (REI)**

**Agent Comments**



**Price:** \$680,000

**Method:** Auction Sale

**Date:** 21/04/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 528 sqm approx



**2 Britten Ct BUNDOORA 3083 (REI)**

**Agent Comments**



**Price:** \$645,000

**Method:** Private Sale

**Date:** 11/04/2018

**Rooms:** 4

**Property Type:** House