



Marilyn MCGIBBON

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## 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

13 Cher Avenue, 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 \$680,000

&

\$720,000

#### Median sale price

Median price \$748,750

House

X

Unit

Suburb Bundoora

Period - From 01/04/2017

to

30/06/2017

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 | 146 Greenhills Rd BUNDOORA 3083 | \$765,000 | 29/04/2017   |
| 2 | 2a May Ct BUNDOORA 3083         | \$726,000 | 01/06/2017   |
| 3 | 15 Bent St BUNDOORA 3083        | \$714,000 | 27/05/2017   |

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.~~



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**Indicative Selling Price**

\$680,000 - \$720,000

**Median House Price**

June quarter 2017: \$748,750



3   2   1

**Rooms:**

**Property Type:** House

**Land Size:** 288 sqm approx

**Agent Comments**

## Comparable Properties



**146 Greenhills Rd BUNDOORA 3083 (REI)**

**Agent Comments**

4   2   2

**Price:** \$765,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 537 sqm approx



**2a May Ct BUNDOORA 3083 (REI)**

**Agent Comments**

3   2   2

**Price:** \$726,000

**Method:** Private Sale

**Date:** 01/06/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 215 sqm approx



**15 Bent St BUNDOORA 3083 (REI)**

**Agent Comments**

3   1   2

**Price:** \$714,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 412 sqm approx