

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Including suburl   | dress and code | 13 Cher Avenue, Bundoora Vic 3083 |           |  |  |  |  |  |  |
|--|----------------|-----------------------------------|-----------|--|--|--|--|--|--|
| Indicative selling price   |                |                                   |           |  |  |  |  |  |  |
| For the meaning of this price see consumer.vic.gov.au/underquoting |                |                                   |           |  |  |  |  |  |  |
| Range between  | \$680,000      | &                                 | \$720,000 |  |  |  |  |  |  |

## Median sale price

| Median price  | \$748,750  | Hou | ise 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.

| Add | dress 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.

**Account** - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





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Marilyn MCGIBBON 9435 7666 0411 559 088 mmcgibbon@morrisonkleeman.com.au

> Indicative Selling Price \$680,000 - \$720,000 Median House Price June quarter 2017: \$748,750



**1** 3 **1** ≥ **2 2** 

Rooms:

**Property Type:** House **Land Size:** 288 sqm approx

**Agent Comments** 

# Comparable Properties



146 Greenhills Rd BUNDOORA 3083 (REI)

4





**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)

**=** 3





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)

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Price: \$714,000 Method: Auction Sale Date: 27/05/2017 Rooms: 5

Property Type: House (Res)

Land Size: 412 sqm approx

**Account** - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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