

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 Queens Gardens, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,275,000

Median sale price

Median price \$797,500 House X Unit Suburb Bundoora

Period - From 01/07/2017 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	14 Palmerston Av BUNDOORA 3083	\$1,300,000	01/09/2018
2	55 Queens Gdns BUNDOORA 3083	\$1,260,000	21/06/2018
3	14 Seira St BUNDOORA 3083	\$1,181,000	09/05/2018

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.



 4  2  2

Rooms: 8
Property Type: House (Res)
Land Size: 510 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,275,000
Median House Price
 Year ending June 2018: \$797,500

Comparable Properties



14 Palmerston Av BUNDOORA 3083 (REI)

Agent Comments

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Price: \$1,300,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 651 sqm approx



55 Queens Gdns BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Private Sale
Date: 21/06/2018
Rooms: 6
Property Type: House
Land Size: 662 sqm approx



14 Seira St BUNDOORA 3083 (VG)

Agent Comments

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Price: \$1,181,000
Method: Sale
Date: 09/05/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 675 sqm approx