

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 34 Clovemont Way, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

Median price \$830,000 House X Unit Suburb Bundoora

Period - From 01/10/2017 to 31/12/2017 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	45 Worcester Cr BUNDOORA 3083	\$1,755,000	11/11/2017
2	42 Worcester Cr BUNDOORA 3083	\$1,565,000	06/03/2018
3	7 Hanover Rd BUNDOORA 3083	\$1,460,000	27/02/2018

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.



 5  2  3

Rooms: 8
Property Type: Land
Land Size: 647 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,550,000
Median House Price
December quarter 2017: \$830,000

Comparable Properties



45 Worcester Cr BUNDOORA 3083 (REI)

Agent Comments

 4  3  2

Price: \$1,755,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 6
Property Type: House (Res)



42 Worcester Cr BUNDOORA 3083 (REI)

Agent Comments

 5  4  2

Price: \$1,565,000
Method: Private Sale
Date: 06/03/2018
Rooms: 7
Property Type: House
Land Size: 656 sqm approx



7 Hanover Rd BUNDOORA 3083 (REI)

Agent Comments

 5  3  3

Price: \$1,460,000
Method: Private Sale
Date: 27/02/2018
Rooms: 8
Property Type: House
Land Size: 704 sqm approx