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	

Indicative selling price

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

Range between	\$630,000	&	\$680,000
	1		

Median sale price

Median price	\$707,250	Pro	perty Type	House		Suburb	Bundoora
Period - From	01/07/2018	to	30/06/2019		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

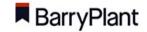
Address of comparable property		Price	Date of sale
1	55 Wallara Cr BUNDOORA 3083	\$680,000	21/09/2019
2	93 Greenwood Dr BUNDOORA 3083	\$676,000	05/10/2019
3	7 Bowral Ct BUNDOORA 3083	\$660,000	08/06/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2019 12:53









Rooms: 1

Property Type: House Land Size: 567 sqm approx

Agent Comments

Indicative Selling Price \$630,000 - \$680,000 **Median House Price** Year ending June 2019: \$707,250

Comparable Properties



55 Wallara Cr BUNDOORA 3083 (REI)



Price: \$680,000 Method: Auction Sale Date: 21/09/2019 Rooms: 4

Property Type: House (Res) Land Size: 618 sqm approx

Agent Comments



93 Greenwood Dr BUNDOORA 3083 (REI)

=3





Price: \$676,000 Method: Auction Sale Date: 05/10/2019 Rooms: 4

Property Type: House (Res) Land Size: 536 sqm approx

Agent Comments



7 Bowral Ct BUNDOORA 3083 (REI/VG)





Price: \$660,000 Method: Auction Sale Date: 08/06/2019

Rooms: 4

Property Type: House (Res) Land Size: 687 sqm approx

Agent Comments

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