

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 2 Medora Avenue, Bundoora Vic 3083

Indicative selling price

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

Range between \$585,000 & \$615,000

Median sale price

Median price \$750,500 House X Unit Suburb Bundoora

Period - From 01/04/2018 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	9 Landbury Rd BUNDOORA 3083	\$631,000	01/09/2018
2	40 Tasman Dr BUNDOORA 3083	\$600,000	30/06/2018
3	7 Landbury Rd BUNDOORA 3083	\$600,000	08/09/2018

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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price

\$585,000 - \$615,000

Median House Price

June quarter 2018: \$750,500

Comparable Properties



9 Landbury Rd BUNDOORA 3083 (REI)

Agent Comments

 3  1  -

Price: \$631,000

Method: Auction Sale

Date: 01/09/2018

Rooms: 5

Property Type: House

Land Size: 535 sqm approx



40 Tasman Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  2

Price: \$600,000

Method: Auction Sale

Date: 30/06/2018

Rooms: 4

Property Type: House (Res)

Land Size: 549 sqm approx



7 Landbury Rd BUNDOORA 3083 (REI)

Agent Comments

 3  1  1

Price: \$600,000

Method: Auction Sale

Date: 08/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 536 sqm approx