

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

10 Nevis Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$748,750

House

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.

	Address of comparable property	Price	Date of sale
1	12 Norwood Ct BUNDOORA 3083	\$730,000	08/07/2017
2	106 Greenwood Dr BUNDOORA 3083	\$708,500	05/08/2017
3	61 Princes St WATSONIA 3087	\$700,000	12/08/2017

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.~~

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



Rooms:
Property Type: House
Land Size: 534.368 sqm approx
Agent Comments

Comparable Properties



12 Norwood Ct BUNDOORA 3083 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 5
Property Type: House (Res)



106 Greenwood Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$708,500
Method: Auction Sale
Date: 05/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 552 sqm approx



61 Princes St WATSONIA 3087 (REI)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx