

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sa	е
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Address	10 Nevis Court, Bundoora Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$680,000	&	\$748,000
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#### Median sale price

Median price	\$748,750	Hou	ise 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

#### OR

3

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.

**Account** - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988



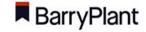


61 Princes St WATSONIA 3087

\$700,000

12/08/2017

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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)

**=** 3

Price: \$730,000 Method: Auction Sale Date: 08/07/2017

Rooms: 5

Property Type: House (Res)

Agent Comments



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



**=** 3

61 Princes St WATSONIA 3087 (REI)



Price: \$700,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: House (Res) Land Size: 530 sqm approx

Agent Comments

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