

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

15 Forest View, Bundoora Vic 3083

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$692,000

House

X

Unit

Suburb Bundoora

Period - From 01/07/2016

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	27 Keats Av KINGSBURY 3083	\$687,000	03/02/2017
2	12 Karl Ct BUNDOORA 3083	\$590,000	20/03/2017
3	2/1003 Plenty Rd KINGSBURY 3083	\$485,000	19/05/2017

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.



3
 -
 1

Rooms:
Property Type: Townhouse
 (Single)
Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median House Price
 Year ending June 2017: \$692,000

Comparable Properties



27 Keats Av KINGSBURY 3083 (REI/VG)

Agent Comments

4
 2
 1

Price: \$687,000
Method: Sold Before Auction
Date: 03/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 557 sqm approx



12 Karl Ct BUNDOORA 3083 (REI/VG)

Agent Comments

4
 3
 2

Price: \$590,000
Method: Private Sale
Date: 20/03/2017
Rooms: 5
Property Type: House



2/1003 Plenty Rd KINGSBURY 3083 (REI/VG)

Agent Comments

4
 2
 1

Price: \$485,000
Method: Private Sale
Date: 19/05/2017
Rooms: 5
Property Type: Townhouse (Single)