

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	42 Worcester Crescent, Bundoora Vic 3083
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$830,000	House	X	Unit		Suburb	Bundoora
Period - From	01/10/2017	to	31/12/2017	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	45 Worcester Cr BUNDOORA 3083	\$1,755,000	11/11/2017
2	54 Linacre Dr BUNDOORA 3083	\$1,505,000	16/09/2017
3	5 Thaxted Ct WATSONIA NORTH 3087	\$1,405,000	21/10/2017

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.



 5  4  2

Rooms:

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2017: \$830,000

Comparable Properties



45 Worcester Cr BUNDOORA 3083 (REI)

Agent Comments

 4  3  2

Price: \$1,755,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 6

Property Type: House (Res)



54 Linacre Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,505,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 7

Property Type: House

Land Size: 659 sqm approx



5 Thaxted Ct WATSONIA NORTH 3087 (REI)

Agent Comments

 4  2  5

Price: \$1,405,000

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 975 sqm approx