

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	1 Vitis Drive, Bundoora Vic 3083
---	----------------------------------

Indicative selling price

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

Range between	\$700,000	&	\$750,000
---------------	-----------	---	-----------

Median sale price

Median price	\$707,250	House	X	Unit		Suburb	Bundoora
Period - From	01/07/2018	to	30/06/2019	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	34 Carbeen Dr BUNDOORA 3083	\$779,000	01/06/2019
2	7 Merryn CI BUNDOORA 3083	\$745,000	20/03/2019
3	22 Alto CI BUNDOORA 3083	\$730,000	20/06/2019

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.

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



Rooms:
Property Type: Land
Land Size: 587 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending June 2019: \$707,250

Comparable Properties



34 Carbeen Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$779,000
Method: Auction Sale
Date: 01/06/2019
Rooms: 5
Property Type: House (Res)
Land Size: 542 sqm approx



7 Merryn CI BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$745,000
Method: Sold Before Auction
Date: 20/03/2019
Rooms: 5
Property Type: House (Res)
Land Size: 581 sqm approx



22 Alto CI BUNDOORA 3083 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 20/06/2019
Rooms: 6
Property Type: House (Res)
Land Size: 644 sqm approx