

## 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

12 Virginia Crescent, Bundoora Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$610,000

&

\$671,000

#### Median sale price

Median price \$727,750

House

X

Unit

Suburb Bundoora

Period - From 01/07/2018

to

30/09/2018

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	112 Betula Av BUNDOORA 3083	\$720,000	07/07/2018
2	14 Norfolk Cr BUNDOORA 3083	\$712,500	27/10/2018
3	25 Botanic Ct BUNDOORA 3083	\$710,000	12/05/2018

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

**Indicative Selling Price**

\$610,000 - \$671,000

**Median House Price**

September quarter 2018: \$727,750



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 541 sqm approx

Agent Comments

## Comparable Properties



**112 Betula Av BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Auction Sale

**Date:** 07/07/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 538 sqm approx



**14 Norfolk Cr BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$712,500

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 569 sqm approx



**25 Botanic Ct BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$710,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 600 sqm approx