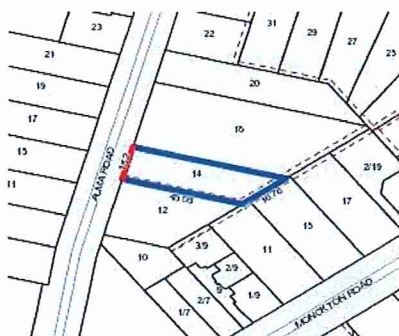
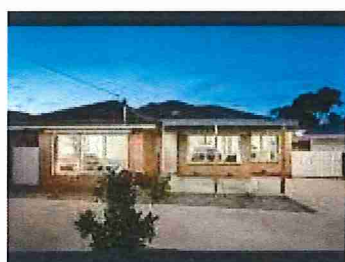




Rooms:
Property Type:
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 March quarter 2018: \$768,000

Comparable Properties



516 Grimshaw St BUNDOORA 3083 (REI)

Agent Comments

 4  2  -

Price: \$768,000
Method: Sold Before Auction
Date: 30/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 533 sqm approx



9 Judith St BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$740,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 683 sqm approx



531 Grimshaw St BUNDOORA 3083 (REI)

Agent Comments

 3  1  -

Price: \$730,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 5
Property Type: House
Land Size: 584 sqm approx

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	14 Alma Road, Bundoora Vic 3083
---	---------------------------------

Indicative selling price

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

Range between	\$700,000	&	\$770,000
---------------	-----------	---	-----------

Median sale price

Median price	\$768,000	House	X	Unit		Suburb	Bundoora
Period - From	01/01/2018	to	31/03/2018	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	516 Grimshaw St BUNDOORA 3083	\$768,000	30/03/2018
2	9 Judith St BUNDOORA 3083	\$740,000	19/05/2018
3	531 Grimshaw St BUNDOORA 3083	\$730,000	26/05/2018

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.~~