

### 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

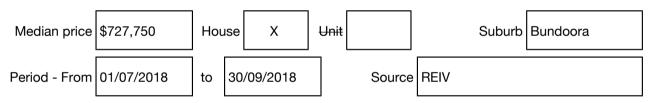
s 4 Emerald Walk, Bundoora Vic 3083 d e

#### Indicative selling price

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

Range between \$600,000 &	\$660,000
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#### Median sale price



#### 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	8 Stellar PI BUNDOORA 3083	\$685,000	02/08/2018
2	24d Main Dr BUNDOORA 3083	\$650,000	18/08/2018
3	16/2 Shoalhaven St BUNDOORA 3083	\$625,000	07/08/2018

#### 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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 255 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median House Price September quarter 2018: \$727,750

## **Comparable Properties**



8 Stellar PI BUNDOORA 3083 (REI/VG)



Price: \$685,000 Method: Private Sale Date: 02/08/2018 Rooms: 5 Property Type: Townhouse (Single) Land Size: 150 sqm approx

24d Main Dr BUNDOORA 3083 (REI/VG)

**2** 

Agent Comments

Agent Comments



Price: \$650,000 Method: Auction Sale Date: 18/08/2018 Rooms: 5 Property Type: Townhouse (Res) Land Size: 154 sqm approx

2

4



16/2 Shoalhaven St BUNDOORA 3083 (REI/VG) Agent Comments



Price: \$625,000 Method: Private Sale Date: 07/08/2018 Rooms: 4 Property Type: Townhouse (Single) Land Size: 180 sqm approx

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♦ REI



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