

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

4 Emerald Walk, Bundoora Vic 3083

Indicative selling price

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

Range between \$600,000

&

\$660,000

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	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.



 3  1  2

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)

Agent Comments

 4  2  2

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)

Agent Comments

 4  2  2

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



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

 3  2  2

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