

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

31 Virginia Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$695,000

&

\$735,000

Median sale price

Median price \$790,000

House

X

Unit

Suburb Bundoora

Period - From 01/04/2017

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	28 Warrenwood PI BUNDOORA 3083	\$732,000	24/03/2018
2	10 Hill View Ct BUNDOORA 3083	\$730,000	01/03/2018
3	255 Greenhills Rd BUNDOORA 3083	\$721,000	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.

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Indicative Selling Price

\$695,000 - \$735,000

Median House Price

Year ending March 2018: \$790,000



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 540 sqm approx

Agent Comments

Comparable Properties



28 Warrenwood PI BUNDOORA 3083 (REI)

Agent Comments

 3  2  1

Price: \$732,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 512 sqm approx



10 Hill View Ct BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  -

Price: \$730,000

Method: Private Sale

Date: 01/03/2018

Rooms: 4

Property Type: House

Land Size: 532 sqm approx



255 Greenhills Rd BUNDOORA 3083 (REI)

Agent Comments

 3  2  -

Price: \$721,000

Method: Auction Sale

Date: 26/05/2018

Rooms: 5

Property Type: House

Land Size: 531 sqm approx