

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.com.au

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	31 Virginia Crescent, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$695,000	&	\$735,000
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Median sale price

Median price	\$790,000	Hou	ıse 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.

Ad	dress 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

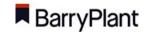
OR

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





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 540 sqm approx

Agent Comments

Comparable Properties



28 Warrenwood PI BUNDOORA 3083 (REI)

--- 3

Price: \$732,000 Method: Auction Sale



Date: 24/03/2018 Rooms: 5 Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments



10 Hill View Ct BUNDOORA 3083 (REI/VG)

=3





Price: \$730.000 Method: Private Sale Date: 01/03/2018

Rooms: 4

Property Type: House Land Size: 532 sqm approx **Agent Comments**



255 Greenhills Rd BUNDOORA 3083 (REI)

--- 3



Price: \$721,000 Method: Auction Sale Date: 26/05/2018 Rooms: 5

Property Type: House Land Size: 531 sqm approx **Agent Comments**

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