

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	5 Patricia Avenue, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$680,000	&	\$720,000
			l

Median sale price

Median price	\$727,750	Hou	use X	Unit		Subur	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.

Add	dress of comparable property	Price	Date of sale
1	6 Erica Ct BUNDOORA 3083	\$720,000	24/05/2018
2	398 Grimshaw St BUNDOORA 3083	\$706,600	27/07/2018
3	4 Barbara Ct BUNDOORA 3083	\$700,000	15/09/2018

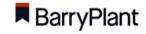
OR

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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Agent Comments

Indicative Selling Price \$680,000 - \$720,000 **Median House Price** September quarter 2018: \$727,750

Comparable Properties

6 Erica Ct BUNDOORA 3083 (VG)



Price: \$720,000 Method: Sale Date: 24/05/2018

Rooms: -

Property Type: House (Res) Land Size: 663 sqm approx

Agent Comments



398 Grimshaw St BUNDOORA 3083 (VG)

1 3



Price: \$706,600 Method: Sale Date: 27/07/2018 Rooms: -

Property Type: House (Res) Land Size: 539 sqm approx

Agent Comments









Price: \$700,000 Method: Auction Sale Date: 15/09/2018 Rooms: 5

Property Type: House Land Size: 760 sqm approx **Agent Comments**

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