

## 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 5 Patricia Avenue, Bundoora Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&

\$720,000

#### 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	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.



**Rooms:**  
**Property Type:**  
**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)

**Agent Comments**



**Price:** \$720,000  
**Method:** Sale  
**Date:** 24/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx



### 398 Grimshaw St BUNDOORA 3083 (VG)

**Agent Comments**



**Price:** \$706,600  
**Method:** Sale  
**Date:** 27/07/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx



### 4 Barbara Ct BUNDOORA 3083 (REI)

**Agent Comments**



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 760 sqm approx