

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

13 Hillview Court, Bundoora Vic 3083

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$715,000

Median sale price

Median price \$768,000

House

X

Unit

Suburb Bundoora

Period - From 01/01/2018

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 | 10 Hill View Ct BUNDOORA 3083 | \$730,000 | 01/03/2018 |
| 2 | 95 Settlement Rd BUNDOORA 3083 | \$712,000 | 17/02/2018 |
| 3 | 228 Greenhills Rd BUNDOORA 3083 | \$660,000 | 17/03/2018 |

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.

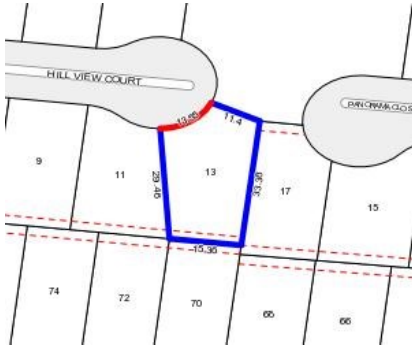
David Moxon
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Indicative Selling Price

\$650,000 - \$715,000

Median House Price

March quarter 2018: \$768,000



 4  2  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



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



95 Settlement Rd BUNDOORA 3083 (REI)

Agent Comments

 4  1  2

Price: \$712,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 626 sqm approx



228 Greenhills Rd BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$660,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 539 sqm approx