

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

32 Cheadle Crescent, Bundoora Vic 3083

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$797,500

House

X

Unit

Suburb Bundoora

Period - From 01/07/2017

to

30/06/2018

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	16 Ellery St BUNDOORA 3083	\$936,500	19/05/2018
2	15 Boston Rd BUNDOORA 3083	\$936,000	07/04/2018
3	19 David Cr BUNDOORA 3083	\$920,000	02/06/2018

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

\$870,000 - \$950,000

Median House Price

Year ending June 2018: \$797,500



Rooms:

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



16 Ellery St BUNDOORA 3083 (REI)

Agent Comments



Price: \$936,500

Method: Auction Sale

Date: 19/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 509 sqm approx



15 Boston Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$936,000

Method: Auction Sale

Date: 07/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 542 sqm approx



19 David Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 6

Property Type: House (Res)

Land Size: 600 sqm approx