

Shaun Zhang 03 9467 5444 0432 475 518 szhang@barryplant.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address Including suburb and postcode	32 Cheadle Crescent, Bundoora Vic 3083

#### Indicative selling price

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

Range between	\$870,000	&	\$950,000

#### Median sale price

Median price	\$797,500	Hou	ıse X	Unit		Subur	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.

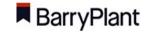
Add	dress of comparable property	Price	Date of sale
1	16 Ellery St BUNDOORA 3083	\$936,500	19/05/2018
2	15 Boston Rd BUNDOORA 3083	\$936,000	07/04/2018
3	19 David Cr BUNDOORA 3083	\$920,000	02/06/2018

#### 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.

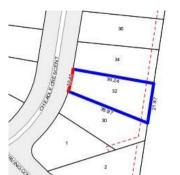






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**Indicative Selling Price** \$870,000 - \$950,000 **Median House Price** Year ending June 2018: \$797,500





Rooms:

Property Type: House Land Size: 622 sqm approx

**Agent Comments** 

## Comparable Properties



16 Ellery St BUNDOORA 3083 (REI)





Price: \$936,500 Method: Auction Sale Date: 19/05/2018 Rooms: 6

Property Type: House (Res) Land Size: 509 sqm approx

**Agent Comments** 



15 Boston Rd BUNDOORA 3083 (REI/VG)





Price: \$936,000 Method: Auction Sale Date: 07/04/2018 Rooms: 5

Property Type: House (Res)

Land Size: 542 sqm approx

**Agent Comments** 



19 David Cr BUNDOORA 3083 (REI)





Price: \$920,000 Method: Auction Sale

Date: 02/06/2018 Rooms: 6

Property Type: House (Res) Land Size: 600 sqm approx

**Agent Comments** 

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Generated: 06/08/2018 11:33