

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

22 Buttercup Grove, Bundoora Vic 3083

Indicative selling price

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

Range between

\$860,000

&

\$946,000

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	6 Spotted Gum Cr BUNDOORA 3083	\$940,000	26/05/2018
2	40 Carbeen Dr BUNDOORA 3083	\$921,000	24/02/2018
3	6 Lucy Ct BUNDOORA 3083	\$850,000	14/04/2018

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.



 4  2  2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$946,000

Median House Price

Year ending June 2018: \$797,500

Comparable Properties

6 Spotted Gum Cr BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$940,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House



40 Carbeen Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$921,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House

Land Size: 556 sqm approx



6 Lucy Ct BUNDOORA 3083 (REI)

Agent Comments

 3  2  3

Price: \$850,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 550 sqm approx