

## 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](http://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