

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

44 Arthur Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$810,000

&

\$860,000

Median sale price

Median price \$707,250

House

X

Unit

Suburb Bundoora

Period - From 01/07/2018

to

30/06/2019

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		
2		
3		

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.

Rina Ma
03 9467 5444
0477 773 333
rma@barryplant.com.au

Indicative Selling Price

\$810,000 - \$860,000

Median House Price

Year ending June 2019: \$707,250



 6  3  2

Rooms:

Property Type: House (Res)

Land Size: 693 sqm approx

Agent Comments

Comparable Properties



57 Betula Av BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$828,000

Method: Private Sale

Date: 22/02/2019

Rooms: 5

Property Type: House

Land Size: 577 sqm approx



11 Barlow Rise BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$815,000

Method: Auction Sale

Date: 18/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 405 sqm approx

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.