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	11 Surrey Court, Bundoora Vic 3083

Indicative selling price

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

Range between	$620,000	&	$680,000

Median sale price

Median price	$433,500	House		Unit	X	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	14/2 Ambrose Treacy Dr BUNDOORA 3083	$706,000	11/04/2018
2	6 Paloma Ct BUNDOORA 3083	$705,000	11/05/2018
3	2 Snowgum Ct BUNDOORA 3083	$610,000	01/06/2018

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.~~

Account - Darren Jones | P: 9432 2544 | F: 9432 2537

Generated: 13/09/2018 10:30

REIV   propertydata.com.au

🛏 🛁 - 🚗

Rooms:
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
Year ending June 2018: $433,500

Comparable Properties

14/2 Ambrose Treacy Dr BUNDOORA 3083 (REI)

🛏 4   🛁 3   🚗 1

Price: $706,000
Method: Private Sale
Date: 11/04/2018
Rooms: 7
Property Type: Townhouse (Res)

Agent Comments

6 Paloma Ct BUNDOORA 3083 (REI/VG)

🛏 3   🛁 3   🚗 2

Price: $705,000
Method: Private Sale
Date: 11/05/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 288 sqm approx

Agent Comments

2 Snowgum Ct BUNDOORA 3083 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $610,000
Method: Sold Before Auction
Date: 01/06/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 234 sqm approx

Agent Comments