

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

35 Manchester Crescent Bundoora 3083

Indicative selling price

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

Single price \$630,000

or range between

&

Median sale price

Median price \$ 715,000

*House

X

*unit

Suburb
or locality

Bundoora

Period - From

Oct 2016

to

Oct 2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometers/five kilometers* of the property for sale in the last six months/18 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. 15 Manchester Crescent Bundoora	\$ 625,000	07/08/2017
2. 49 Manchester Crescent Bundoora	\$ 630,000	29/08/2017
3. 2/19 Olympic Street, Bundoora	\$ 607,000	23/09/2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.