

# 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

2 Blau Street, 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 \$550,000 & \$600,000

### Median sale price

Median price \$500,000

Property Type Unit

Suburb Bundoora

Period - From 01/01/2020

to 31/03/2020

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	3 Oasis PI BUNDOORA 3083	\$630,000	09/04/2020
2	2 Edinburgh Cirt BUNDOORA 3083	\$627,500	10/05/2020
3	17 Mat Rush Av BUNDOORA 3083	\$575,000	08/01/2020

**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.~~

This Statement of Information was prepared on:

25/06/2020 13:59



3 1 2

**Property Type:** House (Res)

**Land Size:** 250 sqm approx

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

March quarter 2020: \$500,000

## Comparable Properties



**3 Oasis PI BUNDOORA 3083 (REI)**

Agent Comments

3 2 2

**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 09/04/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 260 sqm approx



**2 Edinburgh Cirt BUNDOORA 3083 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$627,500

**Method:** Private Sale

**Date:** 10/05/2020

**Rooms:** 4

**Property Type:** Townhouse (Single)

**Land Size:** 194 sqm approx



**17 Mat Rush Av BUNDOORA 3083 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$575,000

**Method:** Private Sale

**Date:** 08/01/2020

**Rooms:** 4

**Property Type:** Townhouse (Single)

**Land Size:** 175 sqm approx