

Shaun Zhang 03 9467 5444 0432 475 518 szhang@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Period - From 01/07/2018

Including suburk		500 Grimshaw Street, Bundoora Vic 3083						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$695,000	&	\$715,000					
Median sale price								
Median price \$	727,750	House X	Unit	Suburb Bundoora				

Source REIV

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

to

30/09/2018

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.

Add	dress of comparable property	Price	Date of sale
1	39 Josef Av BUNDOORA 3083	\$715,000	07/12/2018
2	11 Hastings St BUNDOORA 3083	\$705,000	05/12/2018
3	2 Yale PI BUNDOORA 3083	\$700,000	01/12/2018

OR

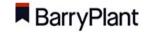
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$695,000 - \$715,000 **Median House Price** September quarter 2018: \$727,750



Rooms:

Property Type: House (Res) Land Size: 557 sqm approx

Agent Comments

Comparable Properties



39 Josef Av BUNDOORA 3083 (REI)





Price: \$715,000 Method: Private Sale Date: 07/12/2018

Rooms: 5

Property Type: House Land Size: 537 sqm approx **Agent Comments**



11 Hastings St BUNDOORA 3083 (REI)

=3





Price: \$705.000

Method: Sold Before Auction

Date: 05/12/2018 Rooms: 4

Property Type: House (Res)

Land Size: 539 sqm approx

Agent Comments



2 Yale PI BUNDOORA 3083 (REI)





Price: \$700,000 Method: Auction Sale Date: 01/12/2018 Rooms: 7

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

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