

#### 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	47 Ambrose Treacy Drive, Bundoora Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$830,000	Hou	ıse X	Unit		Subur	Bundoora
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	78 Worcester Cr BUNDOORA 3083	\$1,270,000	01/02/2018
2	4 Redmond Ct BUNDOORA 3083		16/01/2018
3	29 Worcester Cr BUNDOORA 3083		02/01/2018

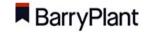
#### OR

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.





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Rooms: 9

Property Type: Land Land Size: 768 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** December quarter 2017: \$830,000

## Comparable Properties



78 Worcester Cr BUNDOORA 3083 (REI)





Price: \$1,270,000 Method: Private Sale Date: 01/02/2018 Rooms: 7

Property Type: House (Res) Land Size: 630 sqm approx

**!=** 4





Agent Comments

**Agent Comments** 



4 Redmond Ct BUNDOORA 3083 (REI)





Price:

Method: Private Sale Date: 16/01/2018 Rooms: 7

Property Type: House





Price:

Method: Private Sale Date: 02/01/2018 Rooms: 5

Property Type: House Land Size: 630 sqm approx Agent Comments



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