

## 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 9/127 Arthur 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 \$400,000

&

\$440,000

#### Median sale price

Median price \$483,250

House

Unit

X

Suburb

Bundoora

Period - From 01/07/2018

to

30/09/2018

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	4/40 Virginia Cr BUNDOORA 3083	\$476,500	20/07/2018
2	1/20 Samuel Ct BUNDOORA 3083	\$450,000	26/04/2018
3	22 Elinda PI RESERVOIR 3073	\$405,000	16/06/2018

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.

 2    1    1

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

September quarter 2018: \$483,250

## Comparable Properties



**4/40 Virginia Cr BUNDOORA 3083 (REI/VG)**

Agent Comments

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**Price:** \$476,500

**Method:** Private Sale

**Date:** 20/07/2018

**Rooms:** -

**Property Type:** Unit

**1/20 Samuel Ct BUNDOORA 3083 (VG)**

Agent Comments

 -    -    -

**Price:** \$450,000

**Method:** Sale

**Date:** 26/04/2018

**Rooms:** -

**Property Type:** Strata Unit/Flat



**22 Elinda PI RESERVOIR 3073 (REI/VG)**

Agent Comments

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**Price:** \$405,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** Unit