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

12 Zenith Rise, Bundoora Vic 3083

Indicative selling price

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

Single price | $714,950

Median sale price

| Median price | $446,750 | Property Type | Unit | Suburb | Bundoora |

| Period - From | 01/04/2019 | 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	5/102-104 Settlement Rd BUNDOORA 3083	$730,000	28/02/2020
2	87 Nickson St BUNDOORA 3083	$695,000	27/03/2020
3			

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: | 07/07/2020 12:10

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🛏 3   🛁 2   🚗 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
$714,950
Median Unit Price
Year ending March 2020: $446,750

Comparable Properties

5/102-104 Settlement Rd BUNDOORA 3083 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $730,000
Method: Sold Before Auction
Date: 28/02/2020
Property Type: Townhouse (Res)
Land Size: 179 sqm approx

Agent Comments

87 Nickson St BUNDOORA 3083 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $695,000
Method: Sold Before Auction
Date: 27/03/2020
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 185 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996