# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	29 Bramble Crescent, Bundoora Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,030,000

#### Median sale price

Median price	\$775,000	Pro	perty Type	House		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

1	23 Ebony Dr BUNDOORA 3083	\$1,001,000	14/03/2020
2	11 Lilly Pilly Av BUNDOORA 3083	\$930,000	19/12/2019
3	16 Lilly Pilly Av BUNDOORA 3083	\$905,000	21/12/2019

#### 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:	07/05/2020 12:37



Date of sale







**Indicative Selling Price** \$1,030,000 **Median House Price** March quarter 2020: \$775,000

# Comparable Properties



23 Ebony Dr BUNDOORA 3083 (REI)

Price: \$1,001,000 Method: Auction Sale Date: 14/03/2020

Rooms: 6

Property Type: House (Res) Land Size: 697 sqm approx

**Agent Comments** 



11 Lilly Pilly Av BUNDOORA 3083 (REI/VG)



Price: \$930.000 Method: Private Sale Date: 19/12/2019 Rooms: 5

Property Type: House Land Size: 565 sqm approx Agent Comments



16 Lilly Pilly Av BUNDOORA 3083 (REI/VG)



Price: \$905,000 Method: Auction Sale Date: 21/12/2019 Rooms: 5

Property Type: House (Res) Land Size: 615 sqm approx

**Agent Comments** 





Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do 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.