

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

9/5 Zenith Rise, Bundoora Vic 3083

Indicative selling price

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

Range between

\$395,000

&

\$434,500

Median sale price

Median price

\$390,000

House

Unit

X

Suburb

Bundoora

Period - From

01/10/2016

to

30/09/2017

Source

REIV

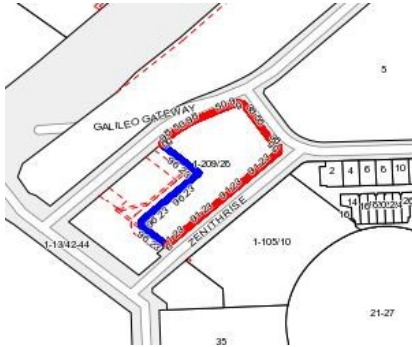
Comparable property sales (*Delete A or B below as applicable)

- 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.

	Address of comparable property	Price	Date of sale
1	2/10 Zenith Rise BUNDOORA 3083	\$455,000	06/09/2017
2	10/1023 Plenty Rd KINGSBURY 3083	\$425,000	21/07/2017
3	202/9 Zenith Rise BUNDOORA 3083	\$409,000	28/08/2017

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$395,000 - \$434,500

Median Unit Price

Year ending September 2017: \$390,000

Comparable Properties

2/10 Zenith Rise BUNDOORA 3083 (VG)**Agent Comments****Price:** \$455,000**Method:** Sale**Date:** 06/09/2017**Rooms:** -**Property Type:** Strata Unit/Flat**10/1023 Plenty Rd KINGSBURY 3083 (REI/VG)****Agent Comments****Price:** \$425,000**Method:** Private Sale**Date:** 21/07/2017**Rooms:** 4**Property Type:** Apartment**202/9 Zenith Rise BUNDOORA 3083 (VG)****Agent Comments****Price:** \$409,000**Method:** Sale**Date:** 28/08/2017**Rooms:** -**Property Type:** Strata Flat - Single OYO Flat