

## 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

19 David Crescent, 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 \$820,000 &amp; \$890,000

## Median sale price

Median price \$790,000 House X Unit Suburb Bundoora

Period - From 01/04/2017 to 31/03/2018 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	17 Milton Pde BUNDOORA 3083	\$870,000	16/12/2017
2	24 David Cr BUNDOORA 3083	\$855,000	18/11/2017
3	2 Barbara Ct BUNDOORA 3083	\$838,000	04/12/2017

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.

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**Indicative Selling Price**

\$820,000 - \$890,000

**Median House Price**

Year ending March 2018: \$790,000



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 600 sqm approx

**Agent Comments**

## Comparable Properties



**17 Milton Pde BUNDOORA 3083 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$870,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 564 sqm approx



**24 David Cr BUNDOORA 3083 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 594 sqm approx



**2 Barbara Ct BUNDOORA 3083 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$838,000

**Method:** Private Sale

**Date:** 04/12/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 764 sqm approx