

Shaun Zhang 03 9467 5444 0432 475 518 szhang@barryplant.com.au

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						

Indicative selling price

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

Range between \$820,000	&	\$890,000
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Median sale price

Median price	\$790,000	Hou	ise 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.

Add	dress 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

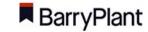
OR

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.





Generated: 03/05/2018 13:02



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Indicative Selling Price \$820,000 - \$890,000 **Median House Price** Year ending March 2018: \$790,000



Rooms:

Property Type: House Land Size: 600 sqm approx

Agent Comments

Comparable Properties



17 Milton Pde BUNDOORA 3083 (REI/VG)





Price: \$870,000 Method: Auction Sale Date: 16/12/2017 Rooms: 5

Property Type: House Land Size: 564 sqm approx

Agent Comments



24 David Cr BUNDOORA 3083 (REI/VG)





Price: \$855.000 Method: Auction Sale Date: 18/11/2017 Rooms: 6

Property Type: House (Res) Land Size: 594 sqm approx

Agent Comments



2 Barbara Ct BUNDOORA 3083 (REI/VG)



Price: \$838,000 Method: Private Sale Date: 04/12/2017 Rooms: 6

Property Type: House Land Size: 764 sqm approx **Agent Comments**

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