

## 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 15 Neilsen 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 \$670,000 & \$730,000

#### Median sale price

Median price \$750,500 House X Unit Suburb Bundoora

Period - From 01/04/2018 to 30/06/2018 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	28 Moreton Cr BUNDOORA 3083	\$728,000	21/07/2018
2	255 Greenhills Rd BUNDOORA 3083	\$721,000	26/05/2018
3	25 Botanic Ct BUNDOORA 3083	\$710,000	12/05/2018

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.



 3  1  2

**Rooms:** 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1472 sqm approx

Agent Comments

**Indicative Selling Price**

\$670,000 - \$730,000

**Median House Price**

June quarter 2018: \$750,500

## Comparable Properties



**28 Moreton Cr BUNDOORA 3083 (REI)**

Agent Comments

 3  1  2

**Price:** \$728,000

**Method:** Private Sale

**Date:** 21/07/2018

**Rooms:** 5

**Property Type:** House (Res)



**255 Greenhills Rd BUNDOORA 3083 (REI/VG)**

Agent Comments

 3  2  -

**Price:** \$721,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 531 sqm approx



**25 Botanic Ct BUNDOORA 3083 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 600 sqm approx