

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

10 Janet Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$640,000

&

\$704,000

Median sale price

Median price \$770,000

Property Type House

Suburb Bundoora

Period - From 01/04/2019

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.

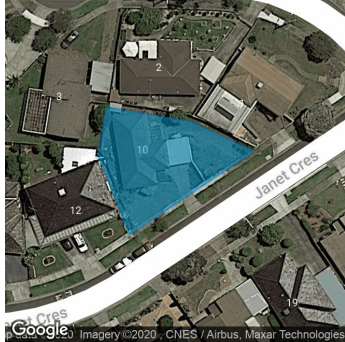
	Address of comparable property	Price	Date of sale
1	14 Sharman Ct BUNDOORA 3083	\$690,000	15/02/2020
2	19 Champion Cr BUNDOORA 3083	\$687,000	28/03/2020
3	153 Cabernet Cr BUNDOORA 3083	\$670,000	17/04/2020

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:

22/06/2020 15:37



Property Type: House (Res)

Land Size: 555 sqm approx

Agent Comments

Comparable Properties



14 Sharman Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 549 sqm approx



19 Champion Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$687,000

Method: Sold Before Auction

Date: 28/03/2020

Property Type: House (Res)

Land Size: 581 sqm approx



153 Cabernet Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 17/04/2020

Rooms: 5

Property Type: House

Land Size: 575 sqm approx