

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

4 Sundew Street, Bundoora Vic 3083

Indicative selling price

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

Range between

\$899,000

&

\$988,900

Median sale price

Median price \$800,000

House

X

Unit

Suburb Bundoora

Period - From 01/07/2017

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	29 Sundew St BUNDOORA 3083	\$1,050,000	24/11/2017
2	35 Bramble Cr BUNDOORA 3083	\$1,020,000	19/08/2017
3	32 Medora Av BUNDOORA 3083	\$870,000	02/12/2017

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.



Rooms:
Property Type: Land
Land Size: 618 sqm approx
Agent Comments

Indicative Selling Price
\$899,000 - \$988,900
Median House Price
September quarter 2017: \$800,000

Comparable Properties



29 Sundew St BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 24/11/2017
Rooms: 5
Property Type: House
Land Size: 540 sqm approx



35 Bramble Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 638 sqm approx



32 Medora Av BUNDOORA 3083 (REI)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 624 sqm approx