

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	12 Wisteria Drive, Bundoora Vic 3083
---	--------------------------------------

Indicative selling price

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

Range between	\$655,000	&	\$701,000
---------------	-----------	---	-----------

Median sale price

Median price	\$830,000	House	X	Unit		Suburb	Bundoora
Period - From	01/10/2017	to	31/12/2017	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	44 Stellar PI BUNDOORA 3083	\$680,000	20/01/2018
2	15/2 Shoalhaven St BUNDOORA 3083	\$675,000	02/01/2018
3	53 Zara CI BUNDOORA 3083	\$663,000	12/03/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 336 sqm approx
 Agent Comments

Indicative Selling Price
 \$655,000 - \$701,000
Median House Price
 December quarter 2017: \$830,000

Comparable Properties



44 Stellar PI BUNDOORA 3083 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 20/01/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 150 sqm approx



15/2 Shoalhaven St BUNDOORA 3083 (REI/VG) Agent Comments



Price: \$675,000
Method: Private Sale
Date: 02/01/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 180 sqm approx



53 Zara CI BUNDOORA 3083 (REI)

Agent Comments



Price: \$663,000
Method: Private Sale
Date: 12/03/2018
Rooms: 5
Property Type: Townhouse (Single)