

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including subu	ddress 8/1191 rb and stcode	8/1191 Plenty Road, Bundoora Vic 3083							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$0		&	\$0					
Median sale price									
Median price	\$748,750	House	Х	Unit			Suburb	Bundoora	
Period - From	01/04/2017	to 30/06	6/2017]	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.

Add	dress of comparable property	Price	Date of sale
1	23/1191 Plenty Rd BUNDOORA 3083	\$340,000	25/03/2017
2	11/1191 Plenty Rd BUNDOORA 3083	\$315,000	19/02/2017
3	302/1320 Plenty Rd BUNDOORA 3083	\$255,000	12/05/2017

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.

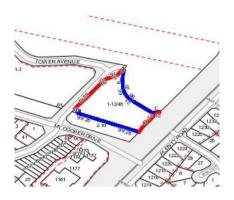
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Rooms:

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

Indicative Selling Price \$0 - \$0 **Median House Price** June quarter 2017: \$748,750

Comparable Properties



23/1191 Plenty Rd BUNDOORA 3083 (REI/VG)

Price: \$340,000 Method: Private Sale Date: 25/03/2017 Rooms: 3

Property Type: Apartment

Agent Comments



11/1191 Plenty Rd BUNDOORA 3083 (REI/VG) Agent Comments

Price: \$315,000 Method: Private Sale Date: 19/02/2017 Rooms: 3

Property Type: Apartment



302/1320 Plenty Rd BUNDOORA 3083 (REI)

Price: \$255.000 Method: Private Sale Date: 12/05/2017 Rooms: 2

Property Type: Apartment

Agent Comments

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