

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 Redmond Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	23 Wisteria Dr BUNDOORA 3083	\$1,253,000	12/08/2017
2	50 Killarney Ridg GREENSBOROUGH 3088	\$1,180,000	17/06/2017
3	22 Glendalough Ct WATSONIA NORTH 3087	\$1,122,500	18/09/2017

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.

Loretta Khoo
 9467 5444
 0437 751 641
 lkhoo@barryplant.com.au

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 September quarter 2017: \$800,000



Rooms:
Property Type: Land
Land Size: 718 sqm approx
Agent Comments

Comparable Properties



23 Wisteria Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,253,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 760 sqm approx



50 Killarney Ridg GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 8
Property Type: House (Res)
Land Size: 738 sqm approx



22 Glendalough Ct WATSONIA NORTH 3087 (REI)

Agent Comments



Price: \$1,122,500
Method: Private Sale
Date: 18/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 607 sqm approx