## **McGrath**

Sam Bottari 0415777577 sambottari@mcgrath.com.au

**Indicative Selling Price** \$700,000 - \$770,000 **Median House Price** March quarter 2017: \$746,625





Rooms:

Property Type: House

Land Size: 307.655 sqm approx

Agent Comments

### Comparable Properties



146 Greenhills Rd BUNDOORA 3083 (REI)





Price: \$765,000 Method: Auction Sale

Date: 29/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 537 sqm approx



**Agent Comments** 



5 Tamara Ct BUNDOORA 3083 (VG)





Price: \$720,000 Method: Sale Date: 20/02/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 502 sqm approx







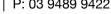


Price: \$710,000 Method: Private Sale Date: 24/04/2017

Rooms: 4

Property Type: House Land Size: 541 sqm approx **Agent Comments** 











Sam Bottari 0415777577 sambottari@mcgrath.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
-------------	---------	-----	------

Address	27 Willunga Way, Bundoora Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$700,000	&	\$770,000

#### Median sale price

Median price \$746,625	5 Hous	se X	Sul	burb Bundoora
Period - From 01/01/20	17 to 31/	/03/2017	Source	REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
146 Greenhills Rd BUNDOORA 3083	\$765,000	29/04/2017
5 Tamara Ct BUNDOORA 3083	\$720,000	20/02/2017
18 Penrith Cr BUNDOORA 3083	\$710,000	24/04/2017



