

Shaun Zhang 03 9467 5444 0432 475 518 szhang@barryplant.com.au

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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Address Including suburb and postcode	7/102 Settlement Road, Bundoora Vic 3083						
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Indicative selling price

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

Range between	\$450,000	&	\$495,000
		j	

Median sale price

Median price	\$455,000	Hou	se	Unit	Х	Sı	uburb	Bundoora
Period - From	01/01/2018	to	31/03/2018		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	312/3 Snake Gully Dr BUNDOORA 3083	\$488,560	03/05/2018
2	11/22-24 Greenhills Rd BUNDOORA 3083	\$470,000	16/06/2018
3	13/60 Nickson St BUNDOORA 3083	\$463,500	03/03/2018

OR

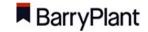
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$450,000 - \$495,000 Median Unit Price March quarter 2018: \$455,000





Rooms:

Property Type: Unit **Land Size:** 159 sqm approx

Agent Comments

Comparable Properties

312/3 Snake Gully Dr BUNDOORA 3083 (VG)

- . A

Price: \$488,560 Method: Sale Date: 03/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

11/22-24 Greenhills Rd BUNDOORA 3083 (REI) Agent Comments



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Property Type: Unit **Land Size:** 209 sqm approx

13/60 Nickson St BUNDOORA 3083 (REI/VG)

Price: \$463,500 Method: Auction Sale Date: 03/03/2018 Rooms: -

Property Type: Townhouse (Res) **Land Size:** 127 sqm approx

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Agent Comments

Agent Comments