

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	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.

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**Rooms:**  
**Property Type:** Unit  
**Land Size:** 159 sqm approx  
Agent Comments

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

## Comparable Properties

312/3 Snake Gully Dr BUNDOORA 3083 (VG) Agent Comments



**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



**Price:** \$470,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 209 sqm approx

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



**Price:** \$463,500  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 127 sqm approx