

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

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
94 Nickson St BUNDOORA 3083	\$646,000	22/04/2017
44 Chancellor Av BUNDOORA 3083	\$570,000	07/04/2017
16 Norris Cr BUNDOORA 3083	\$550,000	08/04/2017



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 195 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$605,000
Median House Price
 June quarter 2017: \$748,750

Comparable Properties



94 Nickson St BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$646,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 180 sqm approx



44 Chancellor Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 07/04/2017
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 89 sqm approx



16 Norris Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 250 sqm approx