

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	2 Medora Avenue, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000
	4000,000	<u>~</u>	

Median sale price

Median price	\$750,500	Hou	use X	Unit		Subur	Bundoora
Period - From	01/04/2018	to	30/06/2018		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	529 Grimshaw St BUNDOORA 3083	\$675,000	05/06/2018
2	2 Britten Ct BUNDOORA 3083	\$645,000	11/04/2018
3	40 Tasman Dr BUNDOORA 3083	\$600,000	30/06/2018

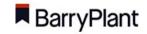
OR

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: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 **Median House Price** June quarter 2018: \$750,500

Comparable Properties



529 Grimshaw St BUNDOORA 3083 (REI)





Price: \$675,000 Method: Private Sale Date: 05/06/2018 Rooms: 5

Property Type: House Land Size: 582 sqm approx **Agent Comments**



2 Britten Ct BUNDOORA 3083 (REI/VG)

1 3





Price: \$645.000 Method: Private Sale Date: 11/04/2018 Rooms: 4

Property Type: House Land Size: 567 sqm approx Agent Comments



40 Tasman Dr BUNDOORA 3083 (REI)





Price: \$600,000 Method: Auction Sale Date: 30/06/2018

Rooms: 4

Property Type: House (Res) Land Size: 549 sqm approx

Agent Comments

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