

## 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	15 Lemon Gum Parade, Bundoora Vic 3083
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#### Indicative selling price

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

Range between	\$960,000	&	\$1,056,000
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#### Median sale price

Median price	\$748,750	House	X	Unit		Suburb	Bundoora
Period - From	01/04/2017	to	30/06/2017	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.

	Address of comparable property	Price	Date of sale
1	13 Lilly Pilly Av BUNDOORA 3083	\$1,161,000	04/03/2017
2	35 Bramble Cr BUNDOORA 3083	\$1,020,000	19/08/2017
3	57 Betula Av BUNDOORA 3083	\$920,000	04/03/2017

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.~~



 4  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 532 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$960,000 - \$1,056,000  
**Median House Price**  
 June quarter 2017: \$748,750

## Comparable Properties



13 Lilly Pilly Av BUNDOORA 3083 (REI/VG)

Agent Comments

 4  22  2

**Price:** \$1,161,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



35 Bramble Cr BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

**Price:** \$1,020,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



57 Betula Av BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx