

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	15 Lemon Gum Parade, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$960,000	&	\$1,056,000

Median sale price

Median price	\$748,750	Hou	ise 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.

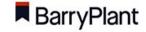
Add	dress of comparable property	Price	Date of sale
1	13 Lilly Pilly Av BUNDOORA 3083	\$1,161,000	04/03/2017
2	35 Bramble Cr BUNDOORA 3083	\$1,020,000	19/08/2017
3	57 Betula Av BUNDOORA 3083	\$920,000	04/03/2017

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.











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)



Price: \$1,161,000 Method: Auction Sale Date: 04/03/2017 Rooms: 7

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments



35 Bramble Cr BUNDOORA 3083 (REI)





Price: \$1,020,000 Method: Auction Sale Date: 19/08/2017

Rooms: 4

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments



57 Betula Av BUNDOORA 3083 (REI/VG)





Price: \$920,000 Method: Auction Sale Date: 04/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 577 sqm approx

Agent Comments

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Generated: 22/08/2017 19:04