

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

4 Magdalen Mews, Bundoora Vic 3083

Indicative selling price

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

Range between \$720,000

&

\$792,000

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	5 Gray Ct BUNDOORA 3083	\$773,500	29/07/2017
2	33 Jacqueline Rd BUNDOORA 3083	\$760,000	03/07/2017
3	48 Zara Ct BUNDOORA 3083	\$755,000	12/06/2017

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.~~



 3  2  2

Rooms:
Property Type: House
Land Size: 402 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$792,000
Median House Price
 June quarter 2017: \$748,750

Comparable Properties



5 Gray Ct BUNDOORA 3083 (REI)

Agent Comments

 3  2  1

Price: \$773,500
Method: Auction Sale
Date: 29/07/2017
Rooms: 4
Property Type: Townhouse (Res)



33 Jacqueline Rd BUNDOORA 3083 (REI)

Agent Comments

 3  1  2

Price: \$760,000
Method: Private Sale
Date: 03/07/2017
Rooms: -
Property Type: House (Res)



48 Zara Ct BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$755,000
Method: Sold Before Auction
Date: 12/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 300 sqm approx