

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 4 Hillhouse Crescent, Bundoora Vic 3083 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$1,100,000		&	\$1,200,000				
Median sale price								
Median price	\$748,750	House	X	Sub	urb Bundoora			
Period - From	01/04/2017	to 30/	06/2017	Source F	REIV			

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
7 Worcester Cr BUNDOORA 3083	\$1,210,000	13/05/2017
6 Hanover Rd BUNDOORA 3083	\$1,195,000	14/03/2017
5 Hanover Rd BUNDOORA 3083	\$1,070,000	08/07/2017

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

propertydata

Generated: 20/07/2017 14:29

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House (New -Detached) Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2017: \$748,750

Comparable Properties

RenyPlant	7 Worcester Cr BUNDOORA 3083 (REI) 3 2 4 Price: \$1,210,000 Method: Auction Sale Date: 13/05/2017 Rooms: 6 Property Type: House (Res) Land Size: 754 sqm approx	Agent Comments
	6 Hanover Rd BUNDOORA 3083 (REI) 4 2 2 2 Price: \$1,195,000 Method: Private Sale Date: 14/03/2017 Rooms: 6 Property Type: House Land Size: 644 sqm approx	Agent Comments
	5 Hanover Rd BUNDOORA 3083 (REI) 4 2 2 2 Price: \$1,070,000 Method: Private Sale Date: 08/07/2017 Rooms: 6 Property Type: House Land Size: 571 sqm approx	Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

propertydata

REIV

Generated: 20/07/2017 14:29

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.