

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 Hillhouse Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$748,750

House X

Suburb Bundoora

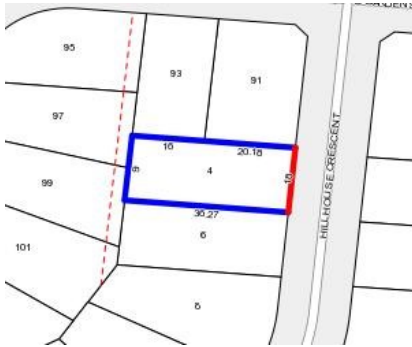
Period - From 01/04/2017 to 30/06/2017

Source 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



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



7 Worcester Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 754 sqm approx



6 Hanover Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,195,000
Method: Private Sale
Date: 14/03/2017
Rooms: 6
Property Type: House
Land Size: 644 sqm approx

5 Hanover Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 08/07/2017
Rooms: 6
Property Type: House
Land Size: 571 sqm approx