

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	1117 Plenty Road, Bundoora Vic 3083
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Indicative selling price

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

Range between	\$490,000	&	\$530,000
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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	8/8 Balaka PI BUNDOORA 3083	\$525,000	29/07/2017
2	3/11 Neilsen Cr BUNDOORA 3083	\$510,000	01/07/2017
3	3/1416 Plenty Rd BUNDOORA 3083	\$495,000	04/05/2017

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 3 2

Rooms:

Property Type: Townhouse (Res)

Land Size: 160 sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median House Price

June quarter 2017: \$748,750

Comparable Properties



8/8 Balaka PI BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$525,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 4

Property Type: Townhouse (Single)



3/11 Neilsen Cr BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$510,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 166 sqm approx



3/1416 Plenty Rd BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 1

Price: \$495,000

Method: Private Sale

Date: 04/05/2017

Rooms: 5

Property Type: Townhouse (Res)