

David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

#### 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

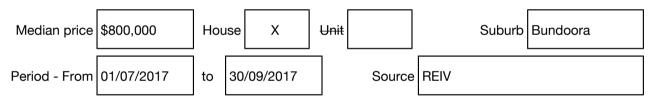
ess 9 Nash Court, Bundoora Vic 3083 and ode

#### Indicative selling price

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

 Range between
 \$1,070,000
 &
 \$1,177,000

#### Median sale price



#### 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	4 Nathan Ct BUNDOORA 3083	\$1,183,000	19/08/2017
2	7 Nolan CI BUNDOORA 3083	\$1,175,000	18/09/2017
3	22 Glendalough Ct WATSONIA NORTH 3087	\$1,122,500	18/09/2017

#### 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.

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

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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.



## propertydata







Rooms: Property Type: House Agent Comments David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

Indicative Selling Price \$1,070,000 - \$1,177,000 Median House Price September quarter 2017: \$800,000

### **Comparable Properties**

4 Nathan Ct BUNDOORA 3083 (REI/VG) Price: \$1,183,000 Method: Private Sale Date: 19/08/2017 Rooms: 7 Property Type: House Land Size: 568 sqm approx	Agent Comments
7 Nolan CI BUNDOORA 3083 (REI/VG)         4       2       2         Price: \$1,175,000         Method: Private Sale         Date: 18/09/2017         Rooms: 5         Property Type: House         Land Size: 651 sqm approx	Agent Comments
22 Glendalough Ct WATSONIA NORTH 3087 (REI) 4 4 4 2 2 Price: \$1,122,500 Method: Private Sale Date: 18/09/2017 Rooms: - Property Type: House (Res) Land Size: 607 sqm approx	Agent Comments

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