

## 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

9 Nash Court, Bundoora Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$800,000 House  Unit  Suburb Bundoora

Period - From 01/07/2017 to 30/09/2017 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	4 Nathan Ct BUNDOORA 3083	\$1,183,000	19/08/2017
2	7 Nolan Ct 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.

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



 3    3    2

**Rooms:**

**Property Type:** House

Agent Comments

## Comparable Properties



**4 Nathan Ct BUNDOORA 3083 (REI/VG)**

Agent Comments

 5    2    2

**Price:** \$1,183,000

**Method:** Private Sale

**Date:** 19/08/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 568 sqm approx



**7 Nolan Ct BUNDOORA 3083 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,175,000

**Method:** Private Sale

**Date:** 18/09/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 651 sqm approx



**22 Glendalough Ct WATSONIA NORTH 3087 (REI)**

Agent Comments

 4    4    2

**Price:** \$1,122,500

**Method:** Private Sale

**Date:** 18/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 607 sqm approx