

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 27 Redmond Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,125,000 & \$1,225,000

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	7 Worcester Cr BUNDOORA 3083	\$1,210,000	13/05/2017
2	50 Killarney Ridg GREENSBOROUGH 3088	\$1,180,000	17/06/2017
3	14 Boadle Rd BUNDOORA 3083	\$1,128,000	29/04/2017

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.



4 3 2

Rooms:
Property Type: House (New - Detached)
Land Size: 642 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,125,000 - \$1,225,000
Median House Price
 June quarter 2017: \$748,750

Comparable Properties



7 Worcester Cr BUNDOORA 3083 (REI/VG)

Agent Comments

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



50 Killarney Ridg GREENSBOROUGH 3088 (REI)

Agent Comments

5 3 2

Price: \$1,180,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 8
Property Type: House (Res)
Land Size: 738 sqm approx



14 Boadle Rd BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$1,128,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 538 sqm approx