

Rina Ma 03 9467 5444 0477 773 333 rma@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	72 Gleeson Drive, Bundoora Vic 3083			
	Including suburb and				

postcode	

### Indicative selling price

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

Range between	\$720,000	&	\$792,000

#### Median sale price

Median price	\$797,500	Hou	ıse X	Unit		Subur	Bundoora
Period - From	01/07/2017	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	12 Milton Pde BUNDOORA 3083	\$780,000	28/06/2018
2	516 Grimshaw St BUNDOORA 3083	\$768,000	30/03/2018
3	11 Doidge St BUNDOORA 3083	\$750,000	04/04/2018

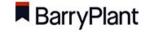
#### OR

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.





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**Indicative Selling Price** \$720,000 - \$792,000 **Median House Price** Year ending June 2018: \$797,500





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 546 sqm approx

**Agent Comments** 

## Comparable Properties



12 Milton Pde BUNDOORA 3083 (REI)





Price: \$780,000 Method: Private Sale Date: 28/06/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 



516 Grimshaw St BUNDOORA 3083 (REI/VG)





Price: \$768,000

Method: Sold Before Auction

Date: 30/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 533 sqm approx

Agent Comments



11 Doidge St BUNDOORA 3083 (REI/VG)





Price: \$750,000 Method: Private Sale Date: 04/04/2018

Rooms: 5

Property Type: House Land Size: 583 sqm approx Agent Comments

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





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