

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

72 Gleeson Drive, Bundoora Vic 3083

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

House

X

Unit

Suburb

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.

	Address 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)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 28/06/2018

Rooms: -

Property Type: House (Res)



516 Grimshaw St BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$768,000

Method: Sold Before Auction

Date: 30/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 533 sqm approx



11 Doidge St BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 04/04/2018

Rooms: 5

Property Type: House

Land Size: 583 sqm approx