

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 21 Ashbrook Circuit, Bundoora Vic 3083

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$786,500 House X Unit Suburb Bundoora

Period - From 01/01/2017 to 31/12/2017 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	5 Cabernet Cr BUNDOORA 3083	\$747,000	19/08/2017
2	13 Cher Av BUNDOORA 3083	\$685,000	12/08/2017
3	24 Glenn Cr BUNDOORA 3083	\$655,000	27/11/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median House Price
Year ending December 2017: \$786,500

Comparable Properties



5 Cabernet Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$747,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 567 sqm approx



13 Cher Av BUNDOORA 3083 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 288 sqm approx



24 Glenn Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 27/11/2017
Rooms: 5
Property Type: House