

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

25 Japonica Street, Bundoora Vic 3083

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$715,000

House

X

Unit

Suburb

Bundoora

Period - From 01/10/2018

to 31/12/2018

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	5 Boorlee Ct BUNDOORA 3083	\$635,000	27/10/2018
2	11 Japonica St BUNDOORA 3083	\$628,000	20/02/2019
3	23 Sandhurst Cr BUNDOORA 3083	\$628,000	15/12/2018

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.



3 2 2

Rooms:
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$630,000
Median House Price
 December quarter 2018: \$715,000

Comparable Properties



5 Boorlee Ct BUNDOORA 3083 (REI)

Agent Comments

3 2 -

Price: \$635,000
Method: Private Sale
Date: 27/10/2018
Rooms: 5
Property Type: House
Land Size: 666 sqm approx



11 Japonica St BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$628,000
Method: Private Sale
Date: 20/02/2019
Rooms: 4
Property Type: House
Land Size: 533 sqm approx



23 Sandhurst Cr BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$628,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 5
Property Type: House (Res)
Land Size: 567 sqm approx