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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

					56	ection 47 P	AF of the	Estate	Agents Act	1980
Property offer	ed for s	sale								
Including subu	address urb and estcode	398 Gri	mshaw	Street, Bund	doora Vi	c 3083				
Indicative sell	ing pric	e								
For the meaning	of this p	rice see	consur	mer.vic.gov.	au/unde	rquoting				
Range betwee	n \$680,	000		&	\$74	8,000				
Median sale p	rice									
Median price	\$790,00	00	House	X	Unit			Suburb	Bundoora	
Period - From	01/04/2	017	to 3	1/03/2018		Source	REIV			
		-								

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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	516 Grimshaw St BUNDOORA 3083	\$768,000	30/03/2018
2	531 Grimshaw St BUNDOORA 3083	\$730,000	26/05/2018
3	6 Moreton Cr BUNDOORA 3083	\$730,000	16/06/2018

#### 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** \$680,000 - \$748,000 **Median House Price** Year ending March 2018: \$790,000



Rooms:

Property Type: House Land Size: 539 sqm approx

**Agent Comments** 

# Comparable Properties



516 Grimshaw St BUNDOORA 3083 (REI)





Price: \$768,000

Method: Sold Before Auction

Date: 30/03/2018 Rooms: 5

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

Agent Comments

**Agent Comments** 

**Agent Comments** 



531 Grimshaw St BUNDOORA 3083 (REI)





Price: \$730.000 Method: Auction Sale Date: 26/05/2018 Rooms: 5

Property Type: House Land Size: 584 sqm approx

6 Moreton Cr BUNDOORA 3083 (REI)





Price: \$730,000 Method: Auction Sale Rooms: 6

Property Type: House (Res)

Date: 16/06/2018

Land Size: 588 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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