

Shaun Zhang 03 9467 5444 0432 475 518 szhang@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode	7/102 Settlement Road, Bundoora Vic 3083						
Indicative selling price							

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

Range between \$430,000 & \$470,000	\$430,000	&	\$470,000
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Median sale price

Median price	\$433,500	Hou	se	Unit	Х	Su	ıburb	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	11/22-24 Greenhills Rd BUNDOORA 3083	\$470,000	16/06/2018
2	27/2 Shoalhaven St BUNDOORA 3083	\$460,000	16/06/2018
3	1/127 Arthur St BUNDOORA 3083	\$450,000	23/03/2018

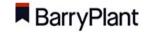
OR

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 \$430,000 - \$470,000 **Median Unit Price**

Year ending June 2018: \$433,500



Rooms:

Property Type: Unit Land Size: 159 sqm approx

Agent Comments

Comparable Properties



11/22-24 Greenhills Rd BUNDOORA 3083 (REI) Agent Comments





Price: \$470,000 Method: Auction Sale Date: 16/06/2018

Rooms: 4

Property Type: Unit

Land Size: 209 sqm approx



27/2 Shoalhaven St BUNDOORA 3083 (REI/VG) Agent Comments

-2





Price: \$460.000 Method: Auction Sale Date: 16/06/2018

Rooms: 3

Property Type: Townhouse (Res) Land Size: 5911 sqm approx



1/127 Arthur St BUNDOORA 3083 (REI/VG)



Price: \$450,000 Method: Sold Before Auction

Date: 23/03/2018 Rooms: 4

Property Type: Unit

Agent Comments

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





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