

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 Surrey Court BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$640,000

Median sale price

Median price \$740,000 *House *Unit Suburb BUNDOORA VIC 3083

Period - From 01 Aug 2017 to 31 Sept 2018 Source RP Data Pty Ltd

Comparable property sales

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
55 Manchester Crescent BUNDOORA VIC 3083	\$633,400	3/5/2018
5 Surrey Court Crescent BUNDOORA VIC 3083	\$640,000	28/5/2018
5 Edinburgh Circuit BUNDOORA VIC 3083	\$670,000	10/07/2018