

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

1/1 Bent Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$690,000 Property Type Townhouse Suburb Bundoora

Period - From 10/01/2023 to 09/01/2024 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	35 Sanctuary Dr BUNDOORA 3083	\$835,000	20/12/2023
2	3 Quasar Ct BUNDOORA 3083	\$820,000	07/10/2023
3	2/10 Kathleen Ct BUNDOORA 3083	\$798,000	24/11/2023

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.~~

This Statement of Information was prepared on: 10/01/2024 13:27

Maggie Sun

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Indicative Selling Price

\$790,000 - \$869,000

Median Townhouse Price

10/01/2023 - 09/01/2024: \$690,000



Property Type:

Agent Comments

Comparable Properties



35 Sanctuary Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 20/12/2023

Property Type: Townhouse (Single)



3 Quasar Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Land Size: 159 sqm approx



2/10 Kathleen Ct BUNDOORA 3083 (REI)

Agent Comments



Price: \$798,000

Method: Private Sale

Date: 24/11/2023

Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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