

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

1/3 Gray Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$857,000 Property Type House Suburb Bundoora

Period - From 25/01/2023 to 24/01/2024 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	145 Cabernet Cr BUNDOORA 3083	\$648,000	25/11/2023
2	576 Morwell Av BUNDOORA 3083	\$625,000	20/10/2023
3	322 Grimshaw St WATSONIA NORTH 3087	\$600,000	10/10/2023

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:

25/01/2024 15:59

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

Indicative Selling Price

\$590,000 - \$649,000

Median House Price

25/01/2023 - 24/01/2024: \$857,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



145 Cabernet Cr BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$648,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)



576 Morwell Av BUNDOORA 3083 (REI)

Agent Comments

3 1 4

Price: \$625,000

Method: Private Sale

Date: 20/10/2023

Property Type: House (Res)

Land Size: 605 sqm approx



322 Grimshaw St WATSONIA NORTH 3087 (VG)

Agent Comments

3 - -

Price: \$600,000

Method: Sale

Date: 10/10/2023

Property Type: House (Res)

Land Size: 636 sqm approx

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