# 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

105/14 Chancellor Avenue, Bundoora Vic 3083

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$420,000		&		\$450,000			
Median sale p	rice							
Median price	\$450,000	Pro	operty Type	Unit			Suburb	Bundoora
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	102/50 Janefield Dr BUNDOORA 3083	\$450,000	12/10/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

16/01/2024 10:48



# McGrath





**Property Type:** Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$420,000 - \$450,000 Median Unit Price Year ending December 2023: \$450,000

# **Comparable Properties**



102/50 Janefield Dr BUNDOORA 3083 (REI)



Price: \$450,000 Method: Private Sale Date: 12/10/2023 Property Type: Apartment Agent Comments

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.

#### Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586





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