

# 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

11 Monckton Road, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$870,750 Property Type House Suburb Bundoora

Period - From 08/07/2023 to 07/07/2024 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	21 Greenhills Rd BUNDOORA 3083	\$1,430,000	16/05/2024
2	2 Cheadle Cr BUNDOORA 3083	\$1,425,000	30/03/2024
3	54 Ambrose Treacy Dr BUNDOORA 3083	\$1,423,000	24/02/2024

**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: 08/07/2024 12:38

Maggie Sun

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5 3 2

**Property Type:** House  
**Land Size:** 839 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

08/07/2023 - 07/07/2024: \$870,750

## Comparable Properties



**21 Greenhills Rd BUNDOORA 3083 (REI)**

**Agent Comments**

5 3 6

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** House (Res)  
**Land Size:** 936 sqm approx



**2 Cheadle Cr BUNDOORA 3083 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 30/03/2024  
**Property Type:** House  
**Land Size:** 762 sqm approx



**54 Ambrose Treacy Dr BUNDOORA 3083 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$1,423,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx

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



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