

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 22 Maroondah Terrace, Bundoora Vic 3083

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$853,250 Property Type House Suburb Bundoora

Period - From 01/10/2023 to 31/12/2023 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 | 13 Kevin St BUNDOORA 3083 | \$845,000 | 09/11/2023 |
| 2 | 275 Greenhills Rd BUNDOORA 3083 | \$801,000 | 23/12/2023 |
| 3 | 29 Medora Av BUNDOORA 3083 | \$769,000 | 23/12/2023 |

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.~~

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 3
  2
  2

Property Type: House
Land Size: 534 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 December quarter 2023: \$853,250

Comparable Properties



13 Kevin St BUNDOORA 3083 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$845,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 574 sqm approx



275 Greenhills Rd BUNDOORA 3083 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$801,000
Method: Auction Sale
Date: 23/12/2023
Property Type: House (Res)
Land Size: 584 sqm approx



29 Medora Av BUNDOORA 3083 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$769,000
Method: Auction Sale
Date: 23/12/2023
Property Type: House (Res)
Land Size: 527 sqm approx

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