Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	22 Maroondah Terrace, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$853,250	Pro	perty 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.

This Statement of Information was prepared on:	15/03/2024 11:18





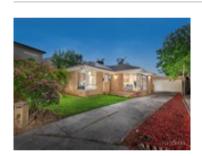




Property Type: House **Land Size:** 534 sqm approx Agent Comments

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

Comparable Properties



13 Kevin St BUNDOORA 3083 (REI/VG)

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



275 Greenhills Rd BUNDOORA 3083 (REI/VG)

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Price: \$801,000 Method: Auction Sale Date: 23/12/2023

Property Type: House (Res) **Land Size:** 584 sqm approx

Agent Comments



29 Medora Av BUNDOORA 3083 (REI/VG)

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Agent Comments

Price: \$769,000 Method: Auction Sale Date: 23/12/2023

Property Type: House (Res) **Land Size:** 527 sqm approx

Account - Barry Plant | P: (03) 9431 1243



