

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

24 Sussex Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

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

Period - From 01/02/2023 to 31/01/2024 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	9 Ricky Ct BUNDOORA 3083	\$840,000	19/12/2023
2	36 Bendoran Cr BUNDOORA 3083	\$810,000	09/12/2023
3	9 Dallas Cr WATSONIA NORTH 3087	\$780,000	11/12/2023

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:

01/02/2024 15:52



Property Type: House (Previously Occupied - Detached)
Land Size: 544 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$840,000
Median House Price
 01/02/2023 - 31/01/2024: \$857,000

Comparable Properties



9 Ricky Ct BUNDOORA 3083 (REI)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 19/12/2023
Property Type: House (Res)
Land Size: 533 sqm approx



36 Bendoran Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 537 sqm approx



9 Dallas Cr WATSONIA NORTH 3087 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 535 sqm approx

Account - Jellis Craig | P: 03 94321444