

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

3/1 Bent Street, Bundoora Vic 3083

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$690,000

Property Type Townhouse

Suburb Bundoora

Period - From 21/12/2022

to 20/12/2023

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	16/2 Shoalhaven St BUNDOORA 3083	\$735,000	17/11/2023
2	2 Snowgum Ct BUNDOORA 3083	\$730,000	27/09/2023
3	5/102 Settlement Rd BUNDOORA 3083	\$726,000	29/07/2023

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:

21/12/2023 14:57

Maggie Sun

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Indicative Selling Price

\$749,000

Median Townhouse Price

21/12/2022 - 20/12/2023: \$690,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



16/2 Shoalhaven St BUNDOORA 3083 (REI/VG) Agent Comments

3 2 2

Price: \$735,000

Method: Private Sale

Date: 17/11/2023

Property Type: Townhouse (Single)



2 Snowgum Ct BUNDOORA 3083 (REI/VG) Agent Comments

3 2 2

Price: \$730,000

Method: Private Sale

Date: 27/09/2023

Property Type: Townhouse (Single)

Land Size: 233 sqm approx



5/102 Settlement Rd BUNDOORA 3083 (REI/VG) Agent Comments

3 2 2

Price: \$726,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)

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