

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 Zelkova Terrace, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$850,000

Property Type House

Suburb Bundoora

Period - From 16/11/2022

to 15/11/2023

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.

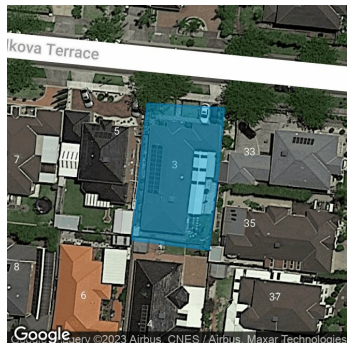
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 287 Mckimmies Rd BUNDOORA 3083 | \$1,200,000 | 23/10/2023 |
| 2 | 1 Vitis Dr BUNDOORA 3083 | \$1,145,000 | 27/05/2023 |
| 3 | 4 Janet Cr BUNDOORA 3083 | \$1,102,000 | 11/11/2023 |

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:

16/11/2023 10:14



Property Type: Land
Land Size: 576 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 16/11/2022 - 15/11/2023: \$850,000

Comparable Properties

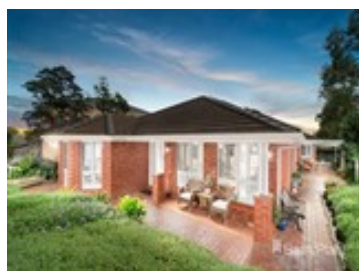


287 Mckimmies Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 581 sqm approx



1 Vitis Dr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$1,145,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 587 sqm approx



4 Janet Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,102,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 584 sqm approx

Account - Jellis Craig | P: 03 94321444