

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

31 Fitzjohns Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,680,000 & \$1,800,000

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	1 Leahy Dr BUNDOORA 3083	\$1,665,000	11/11/2023
2	52 Worcester Cr BUNDOORA 3083	\$1,761,500	14/10/2023
3	12 Seira St BUNDOORA 3083	\$2,047,000	21/08/2023

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:

25/01/2024 15:14



 5  3  2

Property Type: House
Land Size: 693 sqm approx
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,800,000
Median House Price
December quarter 2023: \$853,250

Comparable Properties



1 Leahy Dr BUNDOORA 3083 (REI)

Agent Comments

 4  3  2

Price: \$1,665,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 700 sqm approx



52 Worcester Cr BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$1,761,500
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 655 sqm approx



12 Seira St BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,047,000
Method: Private Sale
Date: 21/08/2023
Property Type: House
Land Size: 675 sqm approx

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