Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 Fitzjohns Drive, Bundoora Vic 3083

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,680,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$853,250	Pro	operty Type	Hou	se		Suburb	Bundoora
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress 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









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)



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

Agent Comments



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52 Worcester Cr BUNDOORA 3083 (REI)



12 Seira St BUNDOORA 3083 (REI/VG)



Agent Comments

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



propertydata

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