

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 Oxley Avenue, Bundoora Vic 3083

Indicative selling price

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

Range between \$870,000 & \$940,000

Median sale price

Median price \$840,000 Property Type House Suburb Bundoora

Period - From 26/10/2022 to 25/10/2023 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	31 The Rameo BUNDOORA 3083	\$950,000	09/09/2023
2	5 Chester PI BUNDOORA 3083	\$939,000	17/06/2023
3	4 Alfred Ct BUNDOORA 3083	\$870,000	02/09/2023

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:

26/10/2023 10:56



Rooms: 5

Property Type: House (Res)

Land Size: 718 sqm approx

Agent Comments

Comparable Properties



31 The Rameo BUNDOORA 3083 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 865 sqm approx



5 Chester PI BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$939,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 568 sqm approx



4 Alfred Ct BUNDOORA 3083 (REI)

Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 721 sqm approx