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	31 Oxley Avenue, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$940,000
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Median sale price

Median price	\$840,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$870,000 - \$940,000 **Median House Price** 26/10/2022 - 25/10/2023: \$840,000



Rooms: 5

Property Type: House (Res) Land Size: 718 sqm approx

Agent Comments

Comparable Properties



31 The Rameo BUNDOORA 3083 (REI)





Price: \$950,000 Method: Auction Sale Date: 09/09/2023

Property Type: House (Res) Land Size: 865 sqm approx

Agent Comments



5 Chester PI BUNDOORA 3083 (REI/VG)





Price: \$939,000 Method: Auction Sale Date: 17/06/2023

Property Type: House (Res) Land Size: 568 sqm approx

Agent Comments



4 Alfred Ct BUNDOORA 3083 (REI)



Price: \$870.000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 721 sqm approx Agent Comments

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415





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