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 33 Judith Street, Bundoora Vic 3083

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$860,000	Pro	operty Type	Hou	se		Suburb	Bundoora
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	19 Maple Gr BUNDOORA 3083	\$765,000	12/08/2023
2	61 Noorong Av BUNDOORA 3083	\$740,000	08/06/2023
3	31 Boyd St GREENSBOROUGH 3088	\$730,000	31/07/2023

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:

17/08/2023 10:45



33 Judith Street, Bundoora Vic 3083

McGrath

Allan Fang 0423522749 allanfang@mcgrath.com.au





Rooms: 4 Property Type: House (Res) Land Size: 625 sqm approx Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median House Price** June quarter 2023: \$860,000

Comparable Properties



19 Maple Gr BUNDOORA 3083 (REI) **x** 3



Price: \$765,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res) Land Size: 527 sqm approx

Agent Comments

Agent Comments



Price: \$740,000 Method: Sold Before Auction Date: 08/06/2023

Property Type: House (Res) Land Size: 626 sqm approx

2

4

•**•** 3



31 Boyd St GREENSBOROUGH 3088 (REI)

2 2

61 Noorong Av BUNDOORA 3083 (REI/VG)

Agent Comments



Date: 31/07/2023 Rooms: 6 Property Type: House (Res) Land Size: 479 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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