

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

33 Judith Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$860,000 Property Type House Suburb Bundoora

Period - From 01/04/2023 to 30/06/2023 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 | 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



 3  1  1

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

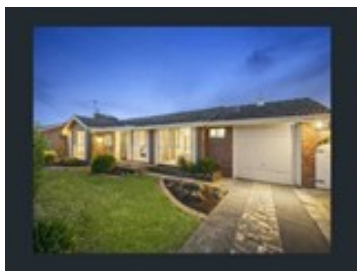


19 Maple Gr BUNDOORA 3083 (REI)

Agent Comments

 3  1  3

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



61 Noorong Av BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  1

Price: \$740,000
Method: Sold Before Auction
Date: 08/06/2023
Property Type: House (Res)
Land Size: 626 sqm approx



31 Boyd St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$730,000
Method: Private Sale
Date: 31/07/2023
Rooms: 6
Property Type: House (Res)
Land Size: 479 sqm approx