

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

4 Alfred Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$845,000 Property Type House Suburb Bundoora

Period - From 10/08/2022 to 09/08/2023 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	85 Greenwood Dr BUNDOORA 3083	\$775,000	24/06/2023
2	29 Noorong Av BUNDOORA 3083	\$760,000	22/04/2023
3	63 Japonica St BUNDOORA 3083	\$721,000	29/04/2023

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:

10/08/2023 11:50



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median House Price
10/08/2022 - 09/08/2023: \$845,000

Comparable Properties



85 Greenwood Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)



29 Noorong Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$760,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 581 sqm approx



63 Japonica St BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$721,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 537 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788