

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 York Place, Bundoora Vic 3083

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$865,000 Property Type House Suburb Bundoora

Period - From 15/04/2023 to 14/04/2024 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	1 Atkins Av WATSONIA NORTH 3087	\$930,000	16/12/2023
2	4 Miriam Ct BUNDOORA 3083	\$905,000	16/12/2023
3	51 Wallara Cr BUNDOORA 3083	\$880,000	23/03/2024

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:

15/04/2024 17:02



Property Type:

Agent Comments

Comparable Properties



1 Atkins Av WATSONIA NORTH 3087 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 538 sqm approx



4 Miriam Ct BUNDOORA 3083 (REI)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 633 sqm approx



51 Wallara Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)