

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

47 Virginia Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$847,500 Property Type House Suburb Bundoora

Period - From 01/07/2023 to 30/09/2023 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	5 Rodger Ct BUNDOORA 3083	\$885,000	11/08/2023
2	2 Lennox Cr BUNDOORA 3083	\$872,000	21/10/2023
3	24 Taunton Dr BUNDOORA 3083	\$870,000	02/12/2023

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:

06/12/2023 09:54



Property Type: House (Res)

Land Size: 565 sqm approx

Agent Comments

Comparable Properties



5 Rodger Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$885,000

Method: Auction Sale

Date: 11/08/2023

Property Type: House

Land Size: 550 sqm approx



2 Lennox Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$872,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 602 sqm approx



24 Taunton Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 562 sqm approx