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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$847,500	Pro	operty Type	Hou	se		Suburb	Bundoora
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress 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





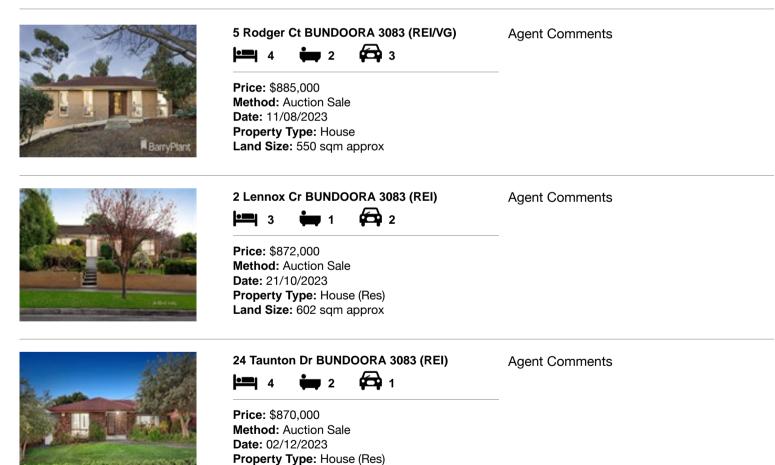




Property Type: House (Res) **Land Size:** 565 sqm approx Agent Comments Walter Orlandi 03 9070 5095 0400 580 601 walterorlandi@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price September quarter 2023: \$847,500

Comparable Properties



Account - Jellis Craig | P: 03 9070 5095



property data

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Land Size: 562 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.