

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

48 Mcleans Road, 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 \$855,000 Property Type House Suburb Bundoora

Period - From 01/01/2023 to 31/12/2023 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	13 Kevin St BUNDOORA 3083	\$845,000	09/11/2023
2	29 Medora Av BUNDOORA 3083	\$769,000	23/12/2023
3	154 Mcleans Rd BUNDOORA 3083	\$736,000	16/12/2023

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:

26/03/2024 08:55



3 2 2

Rooms: 2

Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending December 2023: \$855,000

Comparable Properties



13 Kevin St BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$845,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 574 sqm approx



29 Medora Av BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$769,000

Method: Auction Sale

Date: 23/12/2023

Property Type: House (Res)

Land Size: 527 sqm approx



154 Mcleans Rd BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$736,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 602 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017