Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 49 Worcester Crescent, Bundoora Vic 3083

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,690,000			
Median sale p	rice							
Median price	\$853,250	Pro	operty Type	Hou	ISE		Suburb	Bundoora
Period - From	01/10/2023	to	31/12/2023		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 sixmonths 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	1 Leahy Dr BUNDOORA 3083	\$1,665,000	11/11/2023
2			
3			

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:

20/02/2024 18:00









Property Type: Land Agent Comments

Jennette Mazur 03 9070 5095 0434 115 727 jennettemazur@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,690,000 **Median House Price** December quarter 2023: \$853,250

Comparable Properties



1 Leahy Dr BUNDOORA 3083 (REI/VG) 2 2

Price: \$1,665,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9070 5095





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