

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 5 Benjamin Close, Bundoora Vic 3083

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$860,000 Property Type House Suburb Bundoora

Period - From 01/04/2023 to 31/03/2024 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	4/442 Grimshaw St BUNDOORA 3083	\$670,000	08/06/2024
2	2/21 Mcleans Rd BUNDOORA 3083	\$630,000	19/03/2024
3	11/18-20 Norris Cr BUNDOORA 3083	\$621,000	11/05/2024

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: 27/06/2024 14:06



3 1 1

Property Type: House
Land Size: 322 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
Year ending March 2024: \$860,000

Comparable Properties



4/442 Grimshaw St BUNDOORA 3083 (REI)

Agent Comments

3 2 1

Price: \$670,000
Method: Private Sale
Date: 08/06/2024
Property Type: Unit
Land Size: 229 sqm approx



2/21 Mcleans Rd BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$630,000
Method: Private Sale
Date: 19/03/2024
Property Type: Unit
Land Size: 400 sqm approx



11/18-20 Norris Cr BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$621,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit
Land Size: 222 sqm approx