#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

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
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#### Median sale price

Median price	\$860,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

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



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

# Comparable Properties



4/442 Grimshaw St BUNDOORA 3083 (REI)

**■** 3 **♣** 2 **6** 

Price: \$670,000
Method: Private Sale
Date: 08/06/2024
Property Type: Unit

Land Size: 229 sqm approx

**Agent Comments** 



2/21 Mcleans Rd BUNDOORA 3083 (REI)

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



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

Price: \$621,000 Method: Auction Sale Date: 11/05/2024 Property Type: Unit

Land Size: 222 sqm approx

Agent Comments





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