

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 Wydell Close, Bundoora Vic 3083

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$847,500 Property Type House Suburb Bundoora

Period - From 01/07/2023 to 30/09/2023 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	24 David Cr BUNDOORA 3083	\$957,000	02/09/2023
2	6 Cashmore Ct BUNDOORA 3083	\$908,000	17/05/2023
3	46 Noorong Av BUNDOORA 3083	\$835,000	27/05/2023

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:

31/10/2023 14:02



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Property Type: House (Res)

Land Size: 794 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2023: \$847,500

Comparable Properties



24 David Cr BUNDOORA 3083 (REI)

Agent Comments

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  2

Price: \$957,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 593 sqm approx

6 Cashmore Ct BUNDOORA 3083 (VG)

Agent Comments

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Price: \$908,000

Method: Sale

Date: 17/05/2023

Property Type: House (Res)

Land Size: 843 sqm approx



46 Noorong Av BUNDOORA 3083 (REI/VG)

Agent Comments

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  2
  2

Price: \$835,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 586 sqm approx

Account - Barry Plant | P: (03) 9431 1243