## 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	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$847,500	Pro	operty Type	Hou	se		Suburb	Bundoora
Period - From	01/07/2023	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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)



Price: \$957,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 593 sqm approx Agent Comments

6 Cashmore Ct BUNDOORA 3083 (VG)

Agent Comments

Agent Comments



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)



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



propertydata

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