

# 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 556 Morwell Avenue, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$880,000

### Median sale price

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

Period - From 01/01/2024 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 | 10 Milton Pde BUNDOORA 3083    | \$870,000 | 21/12/2023   |
| 2 | 24 Taunton Dr BUNDOORA 3083    | \$870,000 | 02/12/2023   |
| 3 | 21 Monckton Rd BUNDOORA 3083   | \$860,000 | 30/03/2024   |

**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: 12/04/2024 16:38



4   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$830,000 - \$880,000  
**Median House Price**  
March quarter 2024: \$860,000

## Comparable Properties



**10 Milton Pde BUNDOORA 3083 (REI)**

Agent Comments

4   2   2

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** House  
**Land Size:** 537 sqm approx



**24 Taunton Dr BUNDOORA 3083 (REI)**

Agent Comments

4   2   1

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 562 sqm approx



**21 Monckton Rd BUNDOORA 3083 (REI)**

Agent Comments

4   1   2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 30/03/2024  
**Property Type:** House  
**Land Size:** 536 sqm approx

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