

# 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

6/18-20 Norris Crescent, 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 \$620,000 & \$680,000

### Median sale price

Median price \$675,000 Property Type Townhouse Suburb Bundoora

Period - From 07/07/2023 to 06/07/2024 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	16 Norris Cr BUNDOORA 3083	\$690,000	16/06/2024
2	7 Cut Leaf Ct BUNDOORA 3083	\$675,000	13/02/2024
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: 07/07/2024 20:50



4 1 1

**Property Type:** Townhouse  
**Land Size:** 141 sqm approx  
**Agent Comments**  
1 Car Garage + 1 car space

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Townhouse Price**  
07/07/2023 - 06/07/2024: \$675,000

## Comparable Properties



**16 Norris Cr BUNDOORA 3083 (REI)**

**Agent Comments**

3 1 2

**Price:** \$690,000  
**Method:** Sold After Auction  
**Date:** 16/06/2024  
**Property Type:** House (Res)  
**Land Size:** 250 sqm approx



**7 Cut Leaf Ct BUNDOORA 3083 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 246 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

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996