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

7 Trafalgar Crescent, Bundoora Vic 3083

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$890,000		&		\$940,000			
Median sale p	rice							
Median price	\$870,000	Pro	operty Type	Hou	se		Suburb	Bundoora
Period - From	14/06/2023	to	13/06/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	37 Elwers St WATSONIA NORTH 3087	\$975,000	25/01/2024
2	60 Gleeson Dr BUNDOORA 3083	\$940,000	18/05/2024
3	3 Bawden CI WATSONIA NORTH 3087	\$900,000	25/05/2024

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.

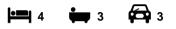
This Statement of Information was prepared on:

14/06/2024 07:42









Property Type: House (Res) **Land Size:** 552 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$940,000 Median House Price 14/06/2023 - 13/06/2024: \$870,000

Comparable Properties



37 Elwers St WATSONIA NORTH 3087 (REI/VG) Agent Comments



Price: \$975,000 Method: Private Sale Date: 25/01/2024 Property Type: House Land Size: 532 sqm approx



60 Gleeson Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$940,000 Method: Auction Sale Date: 18/05/2024 Property Type: House (Res) Land Size: 554 sqm approx



3 Bawden CI WATSONIA NORTH 3087 (REI)



IORTH 3087 (REI) Agent Comments

Price: \$900,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 533 sqm approx

Account - Jellis Craig | P: 03 94321444



propertydata

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