

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 consumer.vic.gov.au/underquoting

Range between \$890,000 & \$940,000

Median sale price

Median price \$870,000 Property Type House Suburb Bundoora

Period - From 14/06/2023 to 13/06/2024 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	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 Cl 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



4
 3
 3

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

3
 1
 2

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

3
 1
 2

Price: \$940,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 554 sqm approx



3 Bawden Ct WATSONIA NORTH 3087 (REI)

Agent Comments

3
 2
 1

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