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

9 Cabernet Crescent, Bundoora Vic 3083

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$860,000	Pro	operty Type	Hou	se		Suburb	Bundoora
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	28 Hibiscus Av BUNDOORA 3083	\$961,000	17/04/2024
2	47 Virginia Cr BUNDOORA 3083	\$960,000	10/02/2024
3	4 York PI BUNDOORA 3083	\$960,000	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.

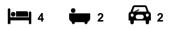
This Statement of Information was prepared on:

16/05/2024 11:46









Rooms: 6 Property Type: House Land Size: 557 sqm approx Agent Comments

Jennette Mazur 03 9070 5095 0434 115 727 jennettemazur@jelliscraig.com.au

> **Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** March quarter 2024: \$860,000

Comparable Properties



28 Hibiscus Av BUNDOORA 3083 (REI)



Price: \$961,000 Method: Private Sale Date: 17/04/2024 Property Type: House Land Size: 578 sqm approx

Agent Comments

Agent Comments



6 3 4 Price: \$960,000 Method: Auction Sale Date: 10/02/2024

2

47 Virginia Cr BUNDOORA 3083 (REI/VG)



Property Type: House (Res) Land Size: 565 sqm approx

4 York PI BUNDOORA 3083 (REI)



Price: \$960.000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Agent Comments

Account - Jellis Craig | P: 03 9070 5095



propertydata

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