

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### 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	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

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

## Comparable Properties



**28 Hibiscus Av BUNDOORA 3083 (REI)**

Agent Comments



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



**47 Virginia Cr BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx



**4 York PI BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)