# 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

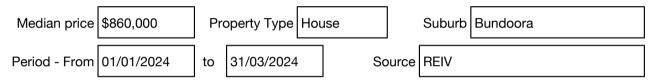
9 Coronation Court, Bundoora Vic 3083

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$895,000

#### Median sale price



#### 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	4 Miriam Ct BUNDOORA 3083	\$905,000	16/12/2023
2	38 Gleeson Dr BUNDOORA 3083	\$896,000	23/03/2024
3	46 Darren Av BUNDOORA 3083	\$855,000	02/12/2023

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:

30/05/2024 13:12



9 Coronation Court, Bundoora Vic 3083



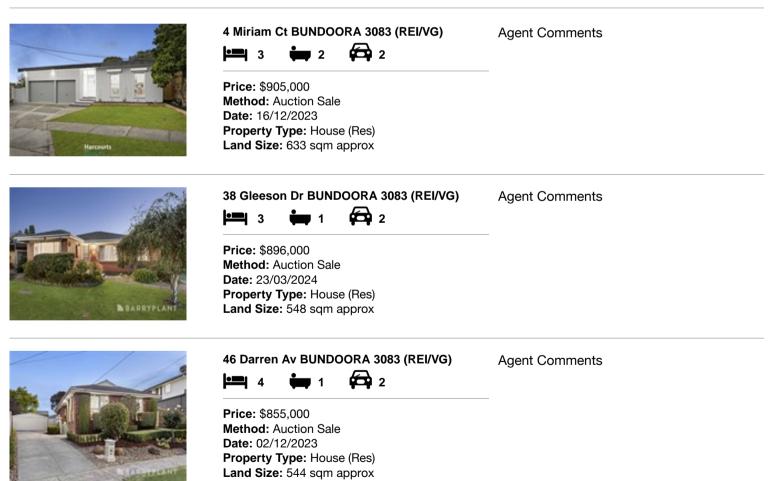
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**Property Type:** House (Res) **Land Size:** 540 sqm approx Agent Comments Luke Coventry 03 9432 1444 0411 233 579 Iukecoventry@jelliscraig.com.au

> Indicative Selling Price \$895,000 Median House Price March quarter 2024: \$860,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 94321444



propertydata

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