

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 Ricky Court, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$850,000 Property Type House Suburb Bundoora

Period - From 30/11/2022 to 29/11/2023 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	6 Sutton Ct BUNDOORA 3083	\$815,000	16/09/2023
2	39 Lea Cr BUNDOORA 3083	\$771,000	07/11/2023
3	1 Patricia Av BUNDOORA 3083	\$740,000	26/08/2023

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:

30/11/2023 10:59



3 1 1

Rooms: 4
Property Type: House
Land Size: 533 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 30/11/2022 - 29/11/2023: \$850,000

Comparable Properties



6 Sutton Ct BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$815,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 619 sqm approx



39 Lea Cr BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$771,000
Method: Sold Before Auction
Date: 07/11/2023
Property Type: House (Res)
Land Size: 607 sqm approx



1 Patricia Av BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$740,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 603 sqm approx

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