

A yellow bicycle with a brown leather saddle and handlebars is leaning against a white picket fence. A wicker basket filled with pink flowers is attached to the front handlebars. The background shows a blurred street scene with trees and buildings.

RayWhite.

**Statement
of
information**

**18 ASHBROOK CIRCUIT, BUNDOORA, VIC 3083
PREPARED BY JOE TORZILLO , RAY WHITE BUNDOORA**

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**18 ASHBROOK CIRCUIT, BUNDOORA, VIC** - - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$780,000 to \$850,000**

Provided by: Joe Torzillo , Ray White Bundoora

MEDIAN SALE PRICE

**BUNDOORA, VIC, 3083**

Suburb Median Sale Price (House)

\$860,000

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**2 VERMONT AVE, BUNDOORA, VIC 3083**

4 2 2

Sale Price

\$850,000

Sale Date: 13/04/2024

Distance from Property: 313m

**13 LANDBURY RD, BUNDOORA, VIC 3083**

3 2 2

Sale Price

\$850,000

Sale Date: 17/05/2024

Distance from Property: 557m

**22 MAROONDAH TCE, BUNDOORA, VIC 3083**

3 2 2

Sale Price

***\$830,000**

Sale Date: 11/09/2024

Distance from Property: 320m

This report has been compiled on 16/09/2024 by Ray White Bundoora. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

18 ASHBROOK CIRCUIT, BUNDOORA, VIC 3083

Indicative selling price

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

Price Range:

\$780,000 to \$850,000

Median sale price

Median price

\$860,000

Property type

House

Suburb

BUNDOORA

Period

01 July 2023 to 30 June 2024

Source



Comparable property sales

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

2 VERMONT AVE, BUNDOORA, VIC 3083	\$850,000	13/04/2024
13 LANDBURY RD, BUNDOORA, VIC 3083	\$850,000	17/05/2024
22 MAROONDAH TCE, BUNDOORA, VIC 3083	*\$830,000	11/09/2024

This Statement of Information was prepared

16/09/2024