

# 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 🕮 - 🛭 😂 -

\$780,000 to \$850,000

Indicative Selling Price

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

Price Range:

Provided by: Joe Torzillo , Ray White Bundoora

# **MEDIAN SALE PRICE**



# **BUNDOORA, VIC, 3083**

Suburb Median Sale Price (House)

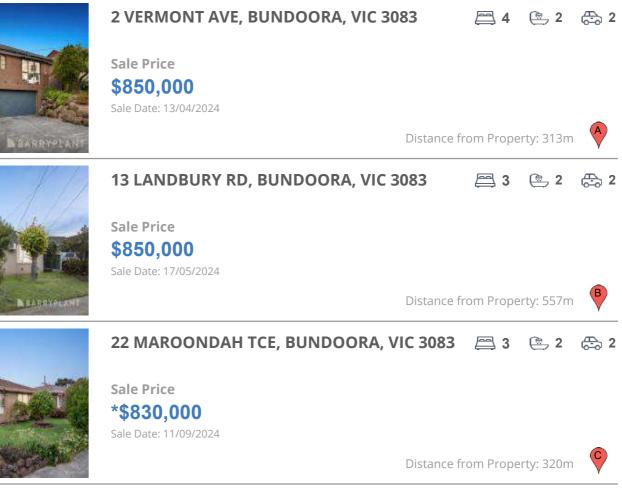
\$860,000

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.



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

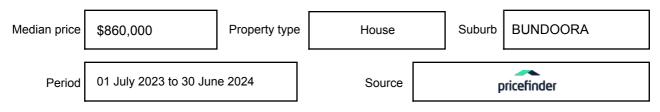
### Indicative selling price

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

Price Range:

\$780,000 to \$850,000

### Median sale price



#### **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

