

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

1/1 Bent Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$860,000

&

\$920,000

Median sale price

Median price \$670,000

Property Type Townhouse

Suburb Bundoora

Period - From 06/03/2023

to

05/03/2024

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	3/14 Alma Rd BUNDOORA 3083	\$901,888	07/09/2023
2	2/1 Bent St BUNDOORA 3083	\$900,000	17/11/2023
3	11 Julie St BUNDOORA 3083	\$860,000	17/02/2024

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:

06/03/2024 14:16



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/14 Alma Rd BUNDOORA 3083 (REI/VG)

Agent Comments

 4  3  2

Price: \$901,888

Method: Private Sale

Date: 07/09/2023

Property Type: Townhouse (Single)



2/1 Bent St BUNDOORA 3083 (REI/VG)

Agent Comments

 4  3  2

Price: \$900,000

Method: Private Sale

Date: 17/11/2023

Property Type: House

Land Size: 187 sqm approx



11 Julie St BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$860,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)