

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

1/2 Huon Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$683,500

Property Type Townhouse

Suburb Bundoora

Period - From 15/01/2023

to

14/01/2024

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 Star Gr BUNDOORA 3083	\$1,050,000	25/11/2023
2			
3			

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:

15/01/2024 10:49

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

15/01/2023 - 14/01/2024: \$683,500



5 3 2

Property Type: House
Land Size: 458 sqm approx
Agent Comments

Comparable Properties



3 Star Gr BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 544 sqm approx

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.