

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

26 Willunga Way, Bundoora Vic 3083

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$870,000 Property Type House Suburb Bundoora

Period - From 01/01/2022 to 31/12/2022 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	24 Willunga Way BUNDOORA 3083	\$882,000	05/01/2023
2	1A Alto CI BUNDOORA 3083	\$880,000	21/10/2022
3	2 Guthrie PI BUNDOORA 3083	\$875,000	23/10/2022

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:

18/03/2023 19:46

Maggie Sun

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Indicative Selling Price

\$840,000 - \$880,000

Median House Price

Year ending December 2022: \$870,000



5 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



24 Willunga Way BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$882,000

Method: Private Sale

Date: 05/01/2023

Property Type: House

Land Size: 267 sqm approx

1A Alto CI BUNDOORA 3083 (VG)

Agent Comments

3 - -

Price: \$880,000

Method: Sale

Date: 21/10/2022

Property Type: House (Res)

Land Size: 231 sqm approx

2 Guthrie PI BUNDOORA 3083 (VG)

Agent Comments

3 - -

Price: \$875,000

Method: Sale

Date: 23/10/2022

Property Type: House - Attached House N.E.C.

Land Size: 130 sqm approx