Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/10 Kathleen Court, Bundoora Vic 3083

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Том	nhouse		Suburb	Bundoora
Period - From	13/11/2022	to	12/11/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3 Quasar Ct BUNDOORA 3083	\$820,000	07/10/2023
2	5/118 Mcleans Rd BUNDOORA 3083	\$780,000	23/09/2023
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:

13/11/2023 10:19



Mc**Grath**





Property Type: Townhouse Agent Comments

Maggie Sun 03 9889 8800 0425 790 930 maggiesun@mcgrath.com.au

Indicative Selling Price \$750,000 - \$825,000 Median Townhouse Price 13/11/2022 - 12/11/2023: \$690,000

Comparable Properties



3 Quasar Ct BUNDOORA 3083 (REI)



Price: \$820,000 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res) Land Size: 159 sqm approx Agent Comments



5/118 Mcleans Rd BUNDOORA 3083 (REI/VG) Agent Comments



Price: \$780,000 Method: Auction Sale Date: 23/09/2023 Property Type: Townhouse (Res) Land Size: 266 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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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