

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

2/10 Kathleen Court, Bundoora Vic 3083

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$690,000

Property Type

Townhouse

Suburb

Bundoora

Period - From

13/11/2022

to

12/11/2023

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 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



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3 Quasar Ct BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$820,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Land Size: 159 sqm approx



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

Agent Comments

3 2 2

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.