

# 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

145 Cabernet Crescent, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$693,000

### Median sale price

Median price \$850,000 Property Type House Suburb Bundoora

Period - From 01/10/2022 to 30/09/2023 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	76 Cabernet Cr BUNDOORA 3083	\$760,000	02/09/2023
2	63 Japonica St BUNDOORA 3083	\$721,000	29/04/2023
3	45 Greenhills Rd BUNDOORA 3083	\$640,000	22/07/2023

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:

25/10/2023 10:27

Jason Yu  
03 9899 7888  
0402 662 736  
jason.yu@ihomesre.com.au



3   -   0

**Rooms:** 6  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$693,000  
**Median House Price**  
Year ending September 2023: \$850,000

## Comparable Properties



**76 Cabernet Cr BUNDOORA 3083 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 562 sqm approx



**63 Japonica St BUNDOORA 3083 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$721,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx

**45 Greenhills Rd BUNDOORA 3083 (VG)**

**Agent Comments**

3   -   -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 22/07/2023  
**Property Type:** House (Res)  
**Land Size:** 532 sqm approx

**Account** - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822