

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

17 Monckton Road, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$893,500 Property Type House Suburb Bundoora

Period - From 01/07/2024 to 30/09/2024 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	10 Nara Ct BUNDOORA 3083	\$1,166,000	01/06/2024
2	19 Ellery St BUNDOORA 3083	\$1,180,000	11/05/2024
3	11 Cheadle Cr BUNDOORA 3083	\$1,200,000	09/05/2024

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:

06/11/2024 11:16

Maggie Sun

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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

September quarter 2024: \$893,500



5 2 3

Property Type: House

Land Size: 827 sqm approx

Agent Comments

Comparable Properties



10 Nara Ct BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 1

Price: \$1,166,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 531 sqm approx



19 Ellery St BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$1,180,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 534 sqm approx



11 Cheadle Cr BUNDOORA 3083 (VG)

Agent Comments

5 - -

Price: \$1,200,000

Method: Sale

Date: 09/05/2024

Property Type: House (Res)

Land Size: 619 sqm approx

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



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