

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

21 Monckton Road, Bundoora Vic 3083

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$855,000 Property Type House Suburb Bundoora

Period - From 01/01/2023 to 31/12/2023 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	10 Milton Pde BUNDOORA 3083	\$870,000	21/12/2023
2	46 Darren Av BUNDOORA 3083	\$855,000	02/12/2023
3	17 Gordon St BUNDOORA 3083	\$813,000	20/12/2023

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:

21/02/2024 14:50



Property Type:
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
Year ending December 2023: \$855,000

Comparable Properties



10 Milton Pde BUNDOORA 3083 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 537 sqm approx



46 Darren Av BUNDOORA 3083 (REI)

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 544 sqm approx



17 Gordon St BUNDOORA 3083 (REI)

Agent Comments



Price: \$813,000
Method: Auction Sale
Date: 20/12/2023
Property Type: House (Res)
Land Size: 536 sqm approx

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