

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

51 Nova Circuit, Bundoora Vic 3083

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Bundoora

Period - From 01/01/2024

to 31/12/2024

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	49 Nova Cirt BUNDOORA 3083	\$695,000	05/11/2024
2	2/40 Springthorpe Blvd MACLEOD 3085	\$685,000	17/10/2024
3	3/1 Bent St BUNDOORA 3083	\$693,500	25/09/2024

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:

13/02/2025 09:16



Property Type:
Agent Comments

Indicative Selling Price
\$695,000
Median Unit Price
Year ending December 2024: \$470,000

Comparable Properties

49 Nova Cirt BUNDOORA 3083 (VG)

Agent Comments



Price: \$695,000
Method: Sale
Date: 05/11/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8645 sqm approx



2/40 Springthorpe Blvd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment



3/1 Bent St BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$693,500
Method: Private Sale
Date: 25/09/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996