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	9 Japonica Street, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000 & \$858,000	Range between	\$780,000	&	\$858,000
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Median sale price

Median price	\$860,000	Pro	perty Type	House		Suburb	Bundoora
Period - From	01/04/2022	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	13 Brandon Cr BUNDOORA 3083	\$1,050,000	17/06/2023
2	16 Betula Av BUNDOORA 3083	\$842,800	01/04/2023
3	25 Betula Av BUNDOORA 3083	\$830,000	10/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/06/2023 14:29





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Indicative Selling Price \$780,000 - \$858,000 **Median House Price** Year ending March 2023: \$860,000





Rooms: 6

Property Type: House Land Size: 530 sqm approx

Agent Comments

Comparable Properties



13 Brandon Cr BUNDOORA 3083 (REI)





Price: \$1,050,000 Method: Auction Sale Date: 17/06/2023

Property Type: House (Res) Land Size: 501 sqm approx

Agent Comments

16 Betula Av BUNDOORA 3083 (REI/VG)

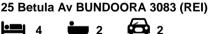


Agent Comments

Price: \$842,800 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 576 sqm approx





Agent Comments

Price: \$830.000 Method: Private Sale Date: 10/05/2023 Property Type: House Land Size: 546 sqm approx

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