

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

9 Japonica Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$780,000

&

\$858,000

Median sale price

Median price \$860,000

Property 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	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 comparable properties 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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4 2 2

Rooms: 6
Property Type: House
Land Size: 530 sqm approx
Agent Comments

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

Comparable Properties



13 Brandon Cr BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 501 sqm approx

16 Betula Av BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 6

Price: \$842,800
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 576 sqm approx



25 Betula Av BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$830,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 546 sqm approx