

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

6/20 Norris Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$670,000 Property Type Townhouse Suburb Bundoora

Period - From 17/07/2023 to 16/07/2024 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	7/1410 Plenty Rd BUNDOORA 3083	\$695,000	06/06/2024
2	17 Mat Rush Av BUNDOORA 3083	\$691,500	04/05/2024
3	16 Norris Cr BUNDOORA 3083	\$690,000	16/06/2024

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:

17/07/2024 19:45



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Property Type: Townhouse
(Single)

Land Size: 141 sqm approx

Agent Comments

Comparable Properties



7/1410 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

3 2 2

Price: \$695,000

Method: Private Sale

Date: 06/06/2024

Property Type: Townhouse (Single)

Land Size: 168 sqm approx



17 Mat Rush Av BUNDOORA 3083 (REI/VG)

Agent Comments

3 2 2

Price: \$691,500

Method: Private Sale

Date: 04/05/2024

Property Type: Townhouse (Single)

Land Size: 175 sqm approx



16 Norris Cr BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$690,000

Method: Sold After Auction

Date: 16/06/2024

Property Type: House (Res)

Land Size: 250 sqm approx