Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

7/1A Main Drive, Bundoora Vic 3083
7/

Indicative selling price

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

Single price \$545,000

Median sale price

Median price	\$685,000	Pro	perty Type T	ownhouse		Suburb	Bundoora
Period - From	13/11/2023	to	12/11/2024		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

Add	dress of comparable property	Price	Date of sale
1	1123 Plenty Rd BUNDOORA 3083	\$443,000	30/10/2024
2	28a Main Dr BUNDOORA 3083	\$622,000	07/10/2024
3	24c Main Dr BUNDOORA 3083	\$670,000	22/06/2024

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:	13/11/2024 14:52





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> **Indicative Selling Price** \$545,000 **Median Townhouse Price**

13/11/2023 - 12/11/2024: \$685,000



MapTiler © OpenStreetMap contributors

Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



1123 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

Price: \$443,000 Method: Auction Sale Date: 30/10/2024

Property Type: Townhouse (Res) Land Size: 72 sqm approx



28a Main Dr BUNDOORA 3083 (REI)



Agent Comments

Price: \$622,000 Method: Private Sale Date: 07/10/2024

Property Type: Townhouse (Single) Land Size: 128 sqm approx



24c Main Dr BUNDOORA 3083 (REI/VG)

Price: \$670,000 Method: Auction Sale Date: 22/06/2024

Property Type: Townhouse (Res) Land Size: 133 sqm approx

Agent Comments

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415





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