

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

24 David Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$860,000 Property Type House Suburb Bundoora

Period - From 01/04/2023 to 30/06/2023 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	5 Beethoven Ct BUNDOORA 3083	\$865,000	04/02/2023
2	40 Milton Pde BUNDOORA 3083	\$852,000	01/04/2023
3	46 Noorong Av BUNDOORA 3083	\$835,000	27/05/2023

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:

01/08/2023 15:49

Maggie Sun
03 9889 8800
0425 790 930
maggiesun@mcgrath.com.au



 4  2  2

Property Type: House
Land Size: 593 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2023: \$860,000

Comparable Properties



5 Beethoven Ct BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$865,000
Method: Auction Sale
Date: 04/02/2023
Property Type: House (Res)
Land Size: 572 sqm approx



40 Milton Pde BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$852,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 545 sqm approx



46 Noorong Av BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$835,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 586 sqm approx