

# 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

1/3 Gray Court, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$620,000

&

\$680,000

### Median sale price

Median price

\$857,000

Property Type

House

Suburb

Bundoora

Period - From

05/02/2023

to

04/02/2024

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	1/27 Mcleans Rd BUNDOORA 3083	\$642,000	21/10/2023
2	6/1410 Plenty Rd BUNDOORA 3083	\$640,000	03/10/2023
3	15 Darren Av BUNDOORA 3083	\$625,000	27/01/2024

**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:

05/02/2024 11:33

Maggie Sun

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**Indicative Selling Price**

\$620,000 - \$680,000

**Median House Price**

05/02/2023 - 04/02/2024: \$857,000



3 2 1

**Property Type:** House

**Land Size:** 393 sqm approx

**Agent Comments**

## Comparable Properties



**1/27 Mcleans Rd BUNDOORA 3083 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$642,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Unit

**Land Size:** 373 sqm approx



**6/1410 Plenty Rd BUNDOORA 3083 (VG)**

**Agent Comments**

3 - -

**Price:** \$640,000

**Method:** Sale

**Date:** 03/10/2023

**Property Type:** Flat/Unit/Apartment (Res)



**15 Darren Av BUNDOORA 3083 (REI)**

**Agent Comments**

2 1 1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 27/01/2024

**Property Type:** Unit

**Land Size:** 363 sqm approx