

# 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

39 Waxflower Crescent, Bundoora Vic 3083

### Indicative selling price

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

Range between

\$375,000

&

\$412,500

### Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

Bundoora

Period - From

01/10/2019

to

30/09/2020

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	6 Poinsettia Ct, Bundoora, Vic 3083, Australia	\$385,000	31/07/2020
2	1 Silverash Dr BUNDOORA 3083	\$425,000	20/03/2020
3	41 Waxflower Cr BUNDOORA 3083	\$399,000	21/03/2020

**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:

28/10/2020 09:39



2   1   1

**Property Type:** Townhouse (Res)

**Land Size:** 99 sqm approx

Agent Comments

**Indicative Selling Price**

\$375,000 - \$412,500

**Median Unit Price**

Year ending September 2020: \$482,500

## Comparable Properties

**6 Poinsettia Ct, Bundoora, Vic 3083, Australia (REI)**

Agent Comments

2   2   2

**Price:** \$385,000

**Method:**

**Date:** 31/07/2020

**Property Type:** Townhouse (Single)



**1 Silverash Dr BUNDOORA 3083 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$425,000

**Method:** Private Sale

**Date:** 20/03/2020

**Rooms:** 3

**Property Type:** Townhouse (Single)

**Land Size:** 102 sqm approx



**41 Waxflower Cr BUNDOORA 3083 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$399,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Townhouse (Res)