

# 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

9 Mat Rush Avenue, 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 \$595,000 & \$650,000

### Median sale price

Median price \$367,000

Property Type Unit

Suburb Bundoora

Period - From 01/01/2023

to 31/03/2023

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 | 37 Samuel Ct BUNDOORA 3083          | \$690,000 | 14/01/2023   |
| 2 | 8/1416-1422 Plenty Rd BUNDOORA 3083 | \$580,888 | 16/03/2023   |
| 3 |                                     |           |              |

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:

10/07/2023 15:56



 3  2  2

**Property Type:** Townhouse

**Land Size:** 165 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$595,000 - \$650,000

**Median Unit Price**

March quarter 2023: \$367,000

## Comparable Properties



**37 Samuel Ct BUNDOORA 3083 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 14/01/2023

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**8/1416-1422 Plenty Rd BUNDOORA 3083 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$580,888

**Method:** Private Sale

**Date:** 16/03/2023

**Property Type:** Unit

**Land Size:** 164 sqm approx

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.

**Account - Barry Plant** | P: (03) 9431 1243