

# 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

17 Leeanne 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 \$680,000 & \$748,000

### Median sale price

Median price \$869,000 Property Type House Suburb Bundoora

Period - From 19/01/2021 to 18/01/2022 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	12 Leeanne Cr BUNDOORA 3083	\$785,000	11/12/2021
2	23 Latrobe Av BUNDOORA 3083	\$760,000	11/01/2022
3	38 Leeanne Cr BUNDOORA 3083	\$740,000	06/11/2021

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:

19/01/2022 09:41

17 Leeanne Crescent, Bundoora Vic 3083



**Ross-Hunt**  
real estate

Jeff Anderson

(03) 9835 1151

0411 222 744

jeffa@rosshunt.com.au

**Indicative Selling Price**

\$680,000 - \$748,000

**Median House Price**

19/01/2021 - 18/01/2022: \$869,000



**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 574 sqm approx

Agent Comments

## Comparable Properties



**12 Leeanne Cr BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$785,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**23 Latrobe Av BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 11/01/2022

**Property Type:** House

**Land Size:** 540 sqm approx



**38 Leeanne Cr BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$740,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** House (Res)

**Land Size:** 598 sqm approx

**Account** - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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