

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

36 Leeanne 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

\$870,000

Property Type

House

Suburb

Bundoora

Period - From

01/01/2022

to

31/12/2022

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	6 Penrith Cr BUNDOORA 3083	\$875,000	17/12/2022
2	9 Bendoran Cr BUNDOORA 3083	\$870,000	29/09/2022
3	5 Beethoven Ct BUNDOORA 3083	\$865,000	04/02/2023

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:

09/03/2023 11:18

36 Leeanne Crescent, Bundoora Vic 3083

McGrath

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending December 2022: \$870,000



4 2 1

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



6 Penrith Cr BUNDOORA 3083 (REI)

Agent Comments

3 2 2

Price: \$875,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 535 sqm approx



9 Bendoran Cr BUNDOORA 3083 (VG)

Agent Comments

5 - -

Price: \$870,000

Method: Sale

Date: 29/09/2022

Property Type: House (Res)

Land Size: 595 sqm approx



5 Beethoven Ct BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$865,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)

Land Size: 572 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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