

# 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

11 Bircanin Close, Bundoora Vic 3083

### Indicative selling price

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

Single price

\$730,000

### Median sale price

Median price

\$1,050,000

Property Type

Vacant land

Suburb

Bundoora

Period - From

08/03/2023

to

07/03/2024

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	lot 81 (9) Bircanin CI BUNDOORA 3083	\$750,000	22/09/2023
2			
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:

08/03/2024 12:14



**Property Type:** Land (Res)  
**Land Size:** 434m2 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$730,000

**Median Land Price**

08/03/2023 - 07/03/2024: \$1,050,000

## Comparable Properties



**lot 81 (9) Bircanin CI BUNDOORA 3083 (REI)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** Land  
**Land Size:** 455 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.

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