



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**9 Wydell Close,  
BUNDOORA 3083**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$720,000 - \$780,000**

### Median sale price

Median **House** for **BUNDOORA** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$657,000**

### Comparable property sales

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 the most comparable to the property for sale.

**39 Ashbrook Circuit,**  
Bundoora 3083

**Price \$736,000** Sold 14  
September 2019

**34 Carbeen Drive,**  
Bundoora 3083

**Price \$779,000** Sold 01 June  
2019

**2 Primula Close,**  
Bundoora 3083

**Price \$765,000** Sold 13 July  
2019

This Statement of Information was prepared on 17th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Bundoora

1344-1346 Plenty Road,  
Bundoora VIC 3083

### Contact agents



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