

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

14 Bramble Crescent, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,150,000

Median sale price

Median price

\$827,500

Property Type

House

Suburb

Bundoora

Period - From

01/10/2022

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	19 Scarlet Dr BUNDOORA 3083	\$1,115,000	19/11/2022
2	18 Redmond Ct BUNDOORA 3083	\$1,105,000	10/12/2022
3	26 Sundew St BUNDOORA 3083	\$1,100,000	15/10/2022

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:

11/03/2023 16:49

Maggie Sun

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Indicative Selling Price

\$1,150,000

Median House Price

December quarter 2022: \$827,500



4 2 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



19 Scarlet Dr BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$1,115,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)

Land Size: 556 sqm approx



18 Redmond Ct BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$1,105,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 682 sqm approx



26 Sundew St BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 15/10/2022

Property Type: House (Res)

Land Size: 515 sqm approx