

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

3 Quasar Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Bundoora

Period - From 20/09/2022

to

19/09/2023

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	8 Pullyblank Pde BUNDOORA 3083	\$730,000	21/03/2023
2	5/102 Settlement Rd BUNDOORA 3083	\$726,000	29/07/2023
3	1/6 Cook St BUNDOORA 3083	\$725,000	29/04/2023

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:

20/09/2023 10:48



Property Type: Townhouse

Land Size: 159 sqm approx

Agent Comments

Comparable Properties

8 Pullyblank Pde BUNDOORA 3083 (VG)

Agent Comments



Price: \$730,000

Method: Sale

Date: 21/03/2023

Property Type: House (Res)

Land Size: 229 sqm approx



5/102 Settlement Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$726,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)



1/6 Cook St BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 111 sqm approx