### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 54 Snake Gully Drive, Bundoora Vic 3083

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,280,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Hou	ISE		Suburb	Bundoora
Period - From	01/10/2022	to	30/09/2023		So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

24/10/2023 14:23



# **M**c**Grath**





**Property Type:** House **Land Size:** 674 sqm approx Agent Comments Maggie Sun 03 9889 8800 0425 790 930 maggiesun@mcgrath.com.au

Indicative Selling Price \$1,280,000 - \$1,320,000 Median House Price Year ending September 2023: \$850,000

## **Comparable Properties**

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.

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





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