

# 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

3/1 Bent Street, Bundoora Vic 3083

### Indicative selling price

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

Range between \$680,000

&

\$748,000

### Median sale price

Median price \$677,000

Property Type Townhouse

Suburb Bundoora

Period - From 30/05/2023

to

29/05/2024

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	5/25 Neilsen Cr BUNDOORA 3083	\$742,500	10/01/2024
2	1/10 Edro Ct BUNDOORA 3083	\$705,000	12/05/2024
3	2/2 Ambrose Treacy Dr BUNDOORA 3083	\$702,000	29/02/2024

**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:

30/05/2024 09:50

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

**Indicative Selling Price**

\$680,000 - \$748,000

**Median Townhouse Price**

30/05/2023 - 29/05/2024: \$677,000



2 2 1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**5/25 Neilsen Cr BUNDOORA 3083 (VG)**

Agent Comments

3 - -

**Price:** \$742,500

**Method:** Sale

**Date:** 10/01/2024

**Property Type:** Townhouse (Single)



**1/10 Edro Ct BUNDOORA 3083 (REI)**

Agent Comments

3 2 2

**Price:** \$705,000

**Method:** Private Sale

**Date:** 12/05/2024

**Property Type:** Townhouse (Res)



**2/2 Ambrose Treacy Dr BUNDOORA 3083 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$702,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** Townhouse (Single)