

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

13/1a Main Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$700,250 Property Type Townhouse Suburb Bundoora

Period - From 15/06/2021 to 14/06/2022 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	7 Stellar PI BUNDOORA 3083	\$833,000	07/05/2022
2	56 Stellar PI BUNDOORA 3083	\$788,000	29/05/2022
3	9 Stellar PI BUNDOORA 3083	\$680,000	03/03/2022

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:

15/06/2022 10:06



4
 2
 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$635,000

Median Townhouse Price

15/06/2021 - 14/06/2022: \$700,250

Comparable Properties

7 Stellar PI BUNDOORA 3083 (REI)

Agent Comments

4
 2
 2

Price: \$833,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)



56 Stellar PI BUNDOORA 3083 (REI)

Agent Comments

3
 2
 2

Price: \$788,000

Method: Auction Sale

Date: 29/05/2022

Property Type: Townhouse (Res)



9 Stellar PI BUNDOORA 3083 (VG)

Agent Comments

3
 -
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Price: \$680,000

Method: Sale

Date: 03/03/2022

Property Type: Townhouse (Conjoined)

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415