# 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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$580,000		&		\$635,000			
Median sale p	rice							
Median price	\$700,250	Pro	operty Type	Том	nhouse		Suburb	Bundoora
Period - From	15/06/2021	to	14/06/2022		So	ource	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.

Ado	dress 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





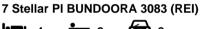




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$580,000 - \$635,000 Median Townhouse Price 15/06/2021 - 14/06/2022: \$700,250

# **Comparable Properties**





Price: \$833,000 Method: Auction Sale Date: 07/05/2022 Property Type: Townhouse (Res) Agent Comments

Agent Comments



56 Stellar PI BUNDOORA 3083 (REI)



Price: \$788,000 Method: Auction Sale Date: 29/05/2022 Property Type: Townhouse (Res)

9 Stellar PI BUNDOORA 3083 (VG)



Agent Comments

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



propertydata

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