

Statement of Information

Sections 47AF of the Estate Agents Act 1980

38 Waxflower Crescent, BUNDOORA 3083

Indicative selling price

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

Range \$390,000 - \$420,000

Median sale price

Median **House** for **BUNDOORA** for period **Nov 2016 - Nov 2017**

Sourced from realestate.com.au.

\$410,000

Comparable property sales

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 the most comparable to the property for sale.

3/123 Settlement Road, Price **\$410,000** Sold 17 November 2017
Bundoora 3083

27 Waxflower Crescent, Price **\$410,000** Sold 18 June 2017
Bundoora 3083

8/80 Enterprise Drive, Price **\$395,000** Sold 08 October 2017
Bundoora 3083

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

House



2 beds



2 baths



0 parking

Contact agents



Ralph De Marchi
Biggin & Scott

03 9308 3999

0416 164 806

ralph.demarchi@bigginscott.com.au



Biggin & Scott Craigieburn

Shop 20 Craigieburn Plaza,
Craigieburn VIC 3064