

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

31 Fitzjohns Drive, Bundoora Vic 3083

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Bundoora

Period - From

01/01/2024

to

31/03/2024

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	1 Leahy Dr BUNDOORA 3083	\$1,665,000	11/11/2023
2	173 Blossom Park Dr MILL PARK 3082	\$1,525,000	05/12/2023
3	2 Cheadle Cr BUNDOORA 3083	\$1,425,000	30/03/2024

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:

23/05/2024 13:55



 5  3  2

Property Type: House
Land Size: 693 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000
Median House Price
March quarter 2024: \$860,000

Comparable Properties



1 Leahy Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,665,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 700 sqm approx



173 Blossom Park Dr MILL PARK 3082 (REI/VG)

Agent Comments

 4  3  6

Price: \$1,525,000
Method: Private Sale
Date: 05/12/2023
Property Type: House
Land Size: 790 sqm approx



2 Cheadle Cr BUNDOORA 3083 (REI)

Agent Comments

 5  3  2

Price: \$1,425,000
Method: Private Sale
Date: 30/03/2024
Property Type: House
Land Size: 762 sqm approx