

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

29 Bramble Crescent, Bundoora Vic 3083

Indicative selling price

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

Single price

\$1,030,000

Median sale price

Median price

\$775,000

Property Type

House

Suburb

Bundoora

Period - From

01/01/2020

to

31/03/2020

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	23 Ebony Dr BUNDOORA 3083	\$1,001,000	14/03/2020
2	11 Lilly Pilly Av BUNDOORA 3083	\$930,000	19/12/2019
3	16 Lilly Pilly Av BUNDOORA 3083	\$905,000	21/12/2019

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:

07/05/2020 12:37



Property Type: House

Agent Comments

Indicative Selling Price

\$1,030,000

Median House Price

March quarter 2020: \$775,000

Comparable Properties



23 Ebony Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$1,001,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 6

Property Type: House (Res)

Land Size: 697 sqm approx



11 Lilly Pilly Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 19/12/2019

Rooms: 5

Property Type: House

Land Size: 565 sqm approx



16 Lilly Pilly Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 21/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 615 sqm approx