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	22 Athol Avenue, Bundoora Vic 3083

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $827,500 Property Type House Suburb Bundoora

Period - From 01/10/2022 to 31/12/2022 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	48 Noorong Av BUNDOORA 3083	$732,500	18/11/2022
2	2 Havelock Av BUNDOORA 3083	$710,000	03/12/2022
3	60 Arthur St BUNDOORA 3083	$702,000	26/11/2022

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: 30/01/2023 11:47

22 Athol Avenue, Bundoora Vic 3083

Johanna Doherty
8415 6100
0411 152 106
johannadoherty@jelliscraig.com.au



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
December quarter 2022: $827,500

Comparable Properties



48 Noorong Av BUNDOORA 3083 (REI/VG)

3 1 2

Price: $732,500
Method: Private Sale
Date: 18/11/2022
Property Type: House
Land Size: 582 sqm approx

Agent Comments



2 Havelock Av BUNDOORA 3083 (REI)

3 1 2

Price: $710,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments



60 Arthur St BUNDOORA 3083 (REI/VG)

3 1 1

Price: $702,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments

Account - Jellis Craig

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