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	8 Surrey Court, Bundoora Vic 3083

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $672,500 Property Type Townhouse Suburb Bundoora

Period - From 25/07/2023 to 24/07/2024 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	47 Manchester Cr BUNDOORA 3083	$699,888	01/07/2024
2	4/442 Grimshaw St BUNDOORA 3083	$670,000	08/06/2024
3	2/2 Ambrose Treacy Dr BUNDOORA 3083	$702,000	29/02/2024

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: 25/07/2024 09:55

8 Surrey Court, Bundoora Vic 3083

Nelson Alexander



- -

Property Type: House (Res)
Land Size: 163 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Townhouse Price
25/07/2023 - 24/07/2024: $672,500

Comparable Properties



47 Manchester Cr BUNDOORA 3083 (REI)

4 3 2

Price: $699,888
Method: Private Sale
Date: 01/07/2024
Property Type: Townhouse (Single)
Land Size: 143 sqm approx

Agent Comments



4/442 Grimshaw St BUNDOORA 3083 (REI/VG)

3 2 1

Price: $670,000
Method: Private Sale
Date: 08/06/2024
Property Type: Unit
Land Size: 229 sqm approx

Agent Comments



2/2 Ambrose Treacy Dr BUNDOORA 3083 (REI/VG)

4 2 2

Price: $702,000
Method: Private Sale
Date: 29/02/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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