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	36 Stellar Place, Bundoora Vic 3083

Indicative selling price

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

Range between $695,000 & $760,000

Median sale price

Median price $475,000 Property Type Unit Suburb Bundoora

Period - From 01/04/2024 to 30/06/2024 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	6 Curtain St KINGSBURY 3083	$765,000	03/08/2024
2	24c Main Dr BUNDOORA 3083	$670,000	22/06/2024
3	1/18 Clunes St KINGSBURY 3083	$795,000	20/03/2024

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: 16/08/2024 14:31

36 Stellar Place, Bundoora Vic 3083

Nelson Alexander



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$695,000 - $760,000
Median Unit Price
June quarter 2024: $475,000

Comparable Properties



6 Curtain St KINGSBURY 3083 (REI)

3 2 2

Price: $765,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)
Land Size: 231 sqm approx

Agent Comments



24c Main Dr BUNDOORA 3083 (REI/VG)

3 3 1

Price: $670,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Townhouse (Res)
Land Size: 133 sqm approx

Agent Comments



1/18 Clunes St KINGSBURY 3083 (REI/VG)

3 2 2

Price: $795,000
Method: Private Sale
Date: 20/03/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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