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	35 Betula Avenue, Bundoora Vic 3083

Indicative selling price

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

Single price $870,000

Median sale price

Median price $900,000 Property Type House 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	1 Milano Ct BUNDOORA 3083	$850,000	07/08/2024
2	4 Tasman Dr BUNDOORA 3083	$855,000	03/08/2024
3	6 Cambridge Way BUNDOORA 3083	$885,000	18/05/2024

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: 20/08/2024 11:58

35 Betula Avenue, Bundoora Vic 3083



3 2 2

Property Type: House
Land Size: 538 sqm approx

Agent Comments

Indicative Selling Price
$870,000
Median House Price
June quarter 2024: $900,000

Comparable Properties



1 Milano Ct BUNDOORA 3083 (REI)

3 2 3

Price: $850,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



4 Tasman Dr BUNDOORA 3083 (REI)

3 2 2

Price: $855,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments



6 Cambridge Way BUNDOORA 3083 (REI/VG)

3 2 3

Price: $885,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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