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	24 Bradford Ridge, Bundoora Vic 3083

Indicative selling price

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

Range between $700,000 & $770,000

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	53 Manchester Cr BUNDOORA 3083	$771,000	05/06/2024
2	29 Greenwich Cr BUNDOORA 3083	$750,000	02/04/2024
3	45 Manchester Cr BUNDOORA 3083	$740,000	12/02/2024

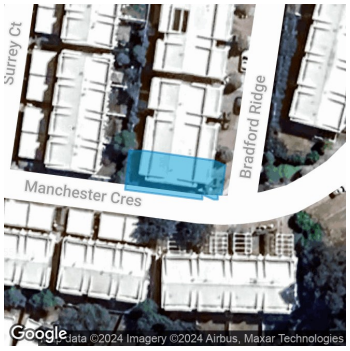
OR

~~**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: 06/08/2024 10:34

24 Bradford Ridge, Bundoora Vic 3083

Walter Orlandi
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Property Type: House (Res)
Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
June quarter 2024: $475,000

Comparable Properties

53 Manchester Cr BUNDOORA 3083 (VG)

3 - -

Agent Comments

Price: $771,000
Method: Sale
Date: 05/06/2024
Property Type: Unit



29 Greenwich Cr BUNDOORA 3083 (REI/VG)

3 2 1

Agent Comments

Price: $750,000
Method: Sold Before Auction
Date: 02/04/2024
Property Type: Townhouse (Res)
Land Size: 204 sqm approx



45 Manchester Cr BUNDOORA 3083 (REI/VG)

4 3 2

Agent Comments

Price: $740,000
Method: Private Sale
Date: 12/02/2024
Property Type: Townhouse (Single)
Land Size: 177 sqm approx

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