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	1 Leonard Crescent, Bundoora Vic 3083

Indicative selling price

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

Single price $800,000

Median sale price

Median price $869,000 Property Type House Suburb Bundoora

Period - From 01/07/2023 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	4 Rae Ct BUNDOORA 3083	$781,000	03/08/2024
2	12 Carolyn Cr BUNDOORA 3083	$817,000	27/04/2024
3	12 Sandhurst Cr BUNDOORA 3083	$785,000	16/03/2024

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: 03/09/2024 12:23

1 Leonard Crescent, Bundoora Vic 3083

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 531 sqm approx

Agent Comments

Indicative Selling Price
$800,000
Median House Price
Year ending June 2024: $869,000

Comparable Properties



4 Rae Ct BUNDOORA 3083 (REI)

3 1 1

Price: $781,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments



12 Carolyn Cr BUNDOORA 3083 (REI/VG)

3 2 2

Price: $817,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



12 Sandhurst Cr BUNDOORA 3083 (REI/VG)

3 1 2

Price: $785,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments

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