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<br>Including suburb and postcode | 1/12 Benjamin Close, Bundoora Vic 3083 |

## Indicative selling price

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

Range between $585,000 & $625,000

## 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 | 88 Josef Av BUNDOORA 3083 | $600,000 | 24/08/2024 |
| 2 | 4 Fifer Rise BUNDOORA 3083 | $615,000 | 29/05/2024 |
| 3 | 24 Benjamin Cl BUNDOORA 3083 | $599,000 | 23/03/2024 |

**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: 04/09/2024 11:44

# 1/12 Benjamin Close, Bundoora Vic 3083

Olivia Debono
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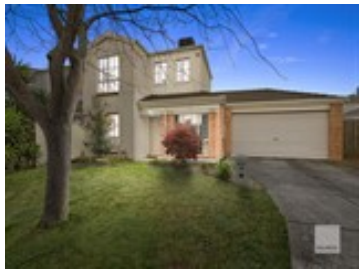
2 1 1

**Property Type:** House (Res)
**Land Size:** 325 sqm approx

Agent Comments

**Indicative Selling Price**
$585,000 - $625,000
**Median House Price**
Year ending June 2024: $869,000

## Comparable Properties



**88 Josef Av BUNDOORA 3083 (REI)**

3 1 2

**Price:** $600,000
**Method:** Auction Sale
**Date:** 24/08/2024
**Property Type:** House (Res)
**Land Size:** 247 sqm approx

Agent Comments




**4 Fifer Rise BUNDOORA 3083 (REI/VG)**

2 - -

**Price:** $615,000
**Method:** Auction Sale
**Date:** 29/05/2024
**Rooms:** 3
**Property Type:** House (Res)
**Land Size:** 554 sqm approx

Agent Comments



**24 Benjamin Cl BUNDOORA 3083 (REI/VG)**

3 1 2

**Price:** $599,000
**Method:** Auction Sale
**Date:** 23/03/2024
**Property Type:** House (Res)
**Land Size:** 349 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

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