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	19 Judith Street, Bundoora Vic 3083

Indicative selling price

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

Range between $720,000 & $780,000

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	4 Marne Ct BUNDOORA 3083	$788,000	07/09/2024
2	15 Kevin St BUNDOORA 3083	$750,000	28/06/2024
3	27 Busst Dr WATSONIA NORTH 3087	$783,000	05/04/2024

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: 02/10/2024 15:09

19 Judith Street, Bundoora Vic 3083



3 1 2

Rooms: 4
Property Type: House
Land Size: 532 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $780,000
Median House Price
June quarter 2024: $900,000

Comparable Properties



4 Marne Ct BUNDOORA 3083 (REI)

3 1 2

Price: $788,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments



15 Kevin St BUNDOORA 3083 (REI/VG)

3 2 1

Price: $750,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 594 sqm approx

Agent Comments



27 Busst Dr WATSONIA NORTH 3087 (REI/VG)

3 1 2

Price: $783,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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