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 Silverash Drive, Bundoora Vic 3083

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

Median price $475,000 Property Type Unit Suburb Bundoora

Period - From 01/07/2024 to 30/09/2024 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	2/84 Mill Park Dr MILL PARK 3082	$450,000	23/11/2024
2	1 Poinsettia Ct BUNDOORA 3083	$450,500	30/10/2024
3	25 Silverash Dr BUNDOORA 3083	$472,000	05/06/2024

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: 05/12/2024 11:51

19 Silverash Drive, Bundoora Vic 3083

Walter Orlandi
03 9070 5095
0400 580 601
walterorlandi@jelliscraig.com.au



2 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
September quarter 2024: $475,000

Comparable Properties



2/84 Mill Park Dr MILL PARK 3082 (REI)

2 1 1

Price: $450,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)
Land Size: 107 sqm approx

Agent Comments



1 Poinsettia Ct BUNDOORA 3083 (REI/VG)

2 2 2

Price: $450,500
Method: Private Sale
Date: 30/10/2024
Property Type: Townhouse (Single)

Agent Comments



25 Silverash Dr BUNDOORA 3083 (REI/VG)

2 2 2

Price: $472,000
Method: Private Sale
Date: 05/06/2024
Property Type: Townhouse (Single)
Land Size: 92 sqm approx

Agent Comments

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