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	58 Betula Avenue, 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 $667,500 Property Type Townhouse Suburb Bundoora

Period - From 21/01/2024 to 20/01/2025 Source Property Data

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	537 Grimshaw St BUNDOORA 3083	$755,000	25/12/2024
2	9 Tarata Ct BUNDOORA 3083	$721,000	26/10/2024
3	40 Tasman Dr BUNDOORA 3083	$722,000	25/10/2024

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: 21/01/2025 15:38

58 Betula Avenue, Bundoora Vic 3083

Nelson Alexander



3 1 1

Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Townhouse Price
21/01/2024 - 20/01/2025: $667,500

Comparable Properties



537 Grimshaw St BUNDOORA 3083 (REI)

3 1 2

Price: $755,000
Method: Private Sale
Date: 25/12/2024
Property Type: House
Land Size: 557 sqm approx

Agent Comments



9 Tarata Ct BUNDOORA 3083 (REI/VG)

3 2 4

Price: $721,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments



40 Tasman Dr BUNDOORA 3083 (REI/VG)

3 2 2

Price: $722,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 558 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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