

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

56 Stellar Place, Bundoora Vic 3083

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$882,500 Property Type House Suburb Bundoora

Period - From 01/01/2022 to 31/03/2022 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	7 Stellar PI BUNDOORA 3083	\$833,000	07/05/2022
2	26 Springthorpe Blvd MACLEOD 3085	\$792,000	11/03/2022
3	5/2 Shoalhaven St BUNDOORA 3083	\$752,500	26/02/2022

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:

16/05/2022 15:21



 3  2  2

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

March quarter 2022: \$882,500

Comparable Properties



7 Stellar PI BUNDOORA 3083 (REI)

[Agent Comments](#)

 4  2  2

Price: \$833,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)



26 Springthorpe Blvd MACLEOD 3085 (REI)

[Agent Comments](#)

 3  3  2

Price: \$792,000

Method: Private Sale

Date: 11/03/2022

Rooms: 4

Property Type: Townhouse (Res)



5/2 Shoalhaven St BUNDOORA 3083 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$752,500

Method: Auction Sale

Date: 26/02/2022

Property Type: Townhouse (Res)

Land Size: 180 sqm approx