## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 37 Tasman Drive, Bundoora Vic 3083

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$780,000		&		\$850,000				
Median sale price									
Median price	\$871,000	Property Type Hous		se		Suburb	Bundoora		
Period - From	11/07/2024	to	10/07/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	8 Virginia Cr BUNDOORA 3083	\$799,500	19/04/2025
2	3 Phar Lap CI MILL PARK 3082	\$830,000	12/04/2025
3	27 Japonica St BUNDOORA 3083	\$817,000	17/03/2025

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:

11/07/2025 13:44



# Nelson Alexander





Property Type: House (Res) Land Size: 555 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median House Price 11/07/2024 - 10/07/2025: \$871,000

# **Comparable Properties**

8 Virginia Cr BUNDOORA 3083 (REI) 4  3  2 Price: \$799,500 Method: Auction Sale Date: 19/04/2025 Property Type: House (Res) Land Size: 570 sqm approx	Agent Comments
3 Phar Lap CI MILL PARK 3082 (REI/VG)         4       2       2         Price: \$830,000         Method: Auction Sale         Date: 12/04/2025         Property Type: House (Res)         Land Size: 657 sqm approx	Agent Comments
27 Japonica St BUNDOORA 3083 (REI/VG) 4 2 2 2 Price: \$817,000 Method: Private Sale Date: 17/03/2025 Property Type: House Land Size: 567 sqm approx	Agent Comments

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



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