# 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 3 Weir Loop, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single pric	e \$870,000						
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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

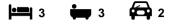
07/06/2022 10:22



3 Weir Loop, Bundoora Vic 3083







**Property Type:** Townhouse Agent Comments

Theo Makris 0397258811 0412364726 tmakris.croydon@ljh.com.au

Indicative Selling Price \$870,000 Median House Price March quarter 2022: \$882,500

# **Comparable Properties**

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.

#### Account - LJ Hooker Croydon | P: 03 9725 8811 | F: 03 9725 4240





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