

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

1 MAROONDAH TERRACE BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

4 MAY COURT BUNDOORA VIC 3083	\$681,000	19-Feb-24
9 SHARMAN COURT BUNDOORA VIC 3083	\$666,000	11-May-24
7 CHERRYWOOD COURT BUNDOORA VIC 3083	\$692,000	23-Mar-24

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 6 months.~~

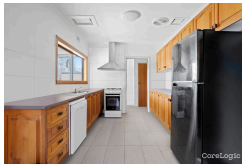
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**4 MAY COURT BUNDOORA VIC 3083**3  1  - 

Sold Price

\$681,000

Sold Date

19-Feb-24

Distance

0.97km**9 SHARMAN COURT BUNDOORA VIC 3083**3  1  1 

Sold Price

^{RS} **\$666,000**

Sold Date

11-May-24

Distance

1.39km**7 CHERRYWOOD COURT BUNDOORA VIC 3083**3  1  1 

Sold Price

\$692,000

Sold Date

23-Mar-24

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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