

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 PASTURE PLACE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2023

to

31 May 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

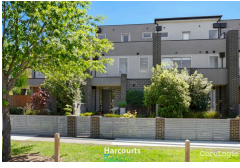
Date of sale

2/2 AMBROSE TREACY DRIVE BUNDOORA VIC 3083	\$702,000	29-Feb-24
17 MAT RUSH AVENUE BUNDOORA VIC 3083	\$691,500	04-May-24
7/1410 PLENTY ROAD BUNDOORA VIC 3083	\$695,000	06-Jun-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.~~

This Statement of Information was prepared on: 14 June 2024



**2/2 AMBROSE TREACY DRIVE
BUNDOORA VIC 3083**

4 2 2

Sold Price **\$702,000** Sold Date **29-Feb-24**

Distance **1.44km**



**17 MAT RUSH AVENUE BUNDOORA
VIC 3083**

3 2 2

Sold Price **\$691,500** Sold Date **04-May-24**

Distance **0.56km**



**7/1410 PLENTY ROAD BUNDOORA
VIC 3083**

3 2 1

Sold Price ^{RS} **\$695,000** Sold Date **06-Jun-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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