

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

2/1 BENT STREET 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,000

Property type

Other

Suburb

Bundoora

Period-from

01 May 2022

to

30 Apr 2023

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

3/4 BERRINGA COURT BUNDOORA VIC 3083	\$825,000	06-Dec-22
2/152 GREENHILLS ROAD BUNDOORA VIC 3083	\$785,000	04-Dec-22
11 FOREST VIEW BUNDOORA VIC 3083	\$835,000	16-Jan-23

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: 30 May 2023



3/4 BERRINGA COURT BUNDOORA VIC 3083 Sold Price

\$825,000 Sold Date **06-Dec-22**

 3  -  -

Distance **1.06km**



2/152 GREENHILLS ROAD BUNDOORA VIC 3083 Sold Price

\$785,000 Sold Date **04-Dec-22**

 4  2  1

Distance **1.51km**



11 FOREST VIEW BUNDOORA VIC 3083 Sold Price

\$835,000 Sold Date **16-Jan-23**

 4  2  2

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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