

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

2/46 ARTHUR 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Apr 2023

to

31 Mar 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

1/555 GRIMSHAW STREET BUNDOORA VIC 3083	\$550,000	16-Dec-23
1/70 GRANGE BOULEVARD BUNDOORA VIC 3083	\$560,000	06-Apr-24
3/4-6 OCONNELL STREET KINGSBURY VIC 3083	\$555,000	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.

This Statement of Information was prepared on: 09 April 2024



**1/555 GRIMSHAW STREET
BUNDOORA VIC 3083**

3 1 2

Sold Price **\$550,000** Sold Date **16-Dec-23**

Distance **1km**



**1/70 GRANGE BOULEVARD
BUNDOORA VIC 3083**

2 1 1

Sold Price ^{RS} **\$560,000** Sold Date **06-Apr-24**

Distance **1.17km**



**3/4-6 OCONNELL STREET
KINGSBURY VIC 3083**

2 1 1

Sold Price ^{RS} **\$555,000** Sold Date **23-Mar-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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