

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

2/552 MORWELL AVENUE 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

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

2/2 AMBROSE TREACY DRIVE BUNDOORA VIC 3083	\$702,000	29-Feb-24
2/27 OCONNELL STREET KINGSBURY VIC 3083	\$730,000	20-Feb-24
5/25 NEILSEN CRESCENT BUNDOORA VIC 3083	\$742,500	10-Jan-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: 16 May 2024



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

4 2 2

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

Distance **1.69km**



**2/27 O'CONNELL STREET
KINGSBURY VIC 3083**

2 2 -

Sold Price **\$730,000** Sold Date **20-Feb-24**

Distance **2.22km**



**5/25 NEILSEN CRESCENT
BUNDOORA VIC 3083**

3 2 2

Sold Price **\$742,500** Sold Date **10-Jan-24**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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