

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 32 Glenn Crescent, Bundoora, VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$580,000

&

\$638,000

Median sale price

Median price

\$738,000

Property Type

House

Suburb

Bundoora (3083)

Period - From

22/01/2023

to

19/07/2023

Source

pricefinder

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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 VALLEY ROAD, BUNDOORA VIC 3083	\$635,000	31/03/2023
147 SETTLEMENT ROAD, BUNDOORA VIC 3083	\$730,000	17/05/2023
21 ARTHUR STREET, BUNDOORA VIC 3083	\$638,000	22/01/2023

This Statement of Information was prepared on: 21/07/2023