

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

4/442 GRIMSHAW 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2023

to

29 Feb 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

35 MANCHESTER CRESCENT BUNDOORA VIC 3083	\$720,000	23-Nov-23
39 MANCHESTER CRESCENT BUNDOORA VIC 3083	\$715,000	04-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: 29 March 2024



**35 MANCHESTER CRESCENT
BUNDOORA VIC 3083**

3 2 1

Sold Price **\$720,000** Sold Date **23-Nov-23**

Distance **1.95km**



**39 MANCHESTER CRESCENT
BUNDOORA VIC 3083**

3 2 2

Sold Price ^{RS} **\$715,000** Sold Date **04-Mar-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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