

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

5 RODGER COURT 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2022

to

30 Jun 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

56 MAROONDAH TERRACE BUNDOORA VIC 3083	\$791,000	18-Mar-23
92 ARTHUR STREET BUNDOORA VIC 3083	\$825,000	17-Jun-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: 10 July 2023

**56 MAROONDAH TERRACE
BUNDOORA VIC 3083**

4 2 2

Sold Price **\$791,000** Sold Date **18-Mar-23**Distance **0.6km****92 ARTHUR STREET BUNDOORA
VIC 3083**

3 2 2

Sold Price ^{RS} **\$825,000** Sold Date **17-Jun-23**Distance **0.17km****RS** = Recent sale **UN** = Undisclosed Sale

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