

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

7 HANOVER ROAD 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

\$1,580,000

&

\$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

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 LEAHY DRIVE BUNDOORA VIC 3083	\$1,665,000	11-Nov-23
31 FITZJOHNS DRIVE BUNDOORA VIC 3083	\$1,700,000	17-Feb-24
52 WORCESTER CRESCENT BUNDOORA VIC 3083	\$1,761,500	14-Oct-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.~~

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Michael Egan
P 9467 5444
M 0409416546
E michaelegan@barryplant.com.au



1 LEAHY DRIVE BUNDOORA VIC 3083

 4  3  2

Sold Price **\$1,665,000** Sold Date **11-Nov-23**

Distance **0.46km**



31 FITZJOHNS DRIVE BUNDOORA VIC 3083

 5  3  2

Sold Price ^{RS} **\$1,700,000** Sold Date **17-Feb-24**

Distance **0.67km**



52 WORCESTER CRESCENT BUNDOORA VIC 3083

 4  2  2

Sold Price **\$1,761,500** Sold Date **14-Oct-23**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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