

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 NOORONG 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Bundoora

Period-from

01 Oct 2022

to

30 Sep 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

6 EDRO COURT BUNDOORA VIC 3083	\$710,000	10-Jun-23
6 ORANA COURT BUNDOORA VIC 3083	\$700,000	05-Jul-23
436 GRIMSHAW STREET BUNDOORA VIC 3083	\$730,000	27-May-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 October 2023



6 EDRO COURT BUNDOORA VIC 3083

 3  2  2

Sold Price **\$710,000** Sold Date **10-Jun-23**

Distance **0.34km**

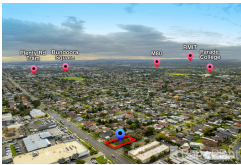


6 ORANA COURT BUNDOORA VIC 3083

 3  1  2

Sold Price **\$700,000** Sold Date **05-Jul-23**

Distance **0.64km**



436 GRIMSHAW STREET BUNDOORA VIC 3083

 3  1  2

Sold Price **\$730,000** Sold Date **27-May-23**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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