

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

9 Coronation Court, Bundoora Vic 3083

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$860,000

Property Type House

Suburb Bundoora

Period - From 01/01/2024

to 31/03/2024

Source REIV

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 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	4 Miriam Ct BUNDOORA 3083	\$905,000	16/12/2023
2	38 Gleeson Dr BUNDOORA 3083	\$896,000	23/03/2024
3	46 Darren Av BUNDOORA 3083	\$855,000	02/12/2023

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 six months.~~

This Statement of Information was prepared on:

30/05/2024 13:12



Property Type: House (Res)

Land Size: 540 sqm approx

Agent Comments

Comparable Properties



4 Miriam Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 633 sqm approx



38 Gleeson Dr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$896,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 548 sqm approx



46 Darren Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 544 sqm approx