

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 Keltly Terrace 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,375

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2018

to

31 Oct 2019

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

5 Maloney Rise Bundoora VIC 3083	\$1,200,000	18-May-19
33 Fitzjohns Drive Bundoora VIC 3083	\$1,150,000	14-Oct-19
32 Lynch Avenue Bundoora VIC 3083	\$1,111,000	31-Aug-19

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: 21 November 2019



5 Maloney Rise Bundoora VIC 3083 Sold Price **\$1,200,000** Sold Date **18-May-19**

 4  2  2

Distance **0.13km**



33 Fitzjohns Drive Bundoora VIC 3083 Sold Price **\$1,150,000^{UN}** Sold Date **14-Oct-19**

 5  5  2

Distance **1.02km**



32 Lynch Avenue Bundoora VIC 3083 Sold Price **\$1,111,000** Sold Date **31-Aug-19**

 4  2  2

Distance **0.12km**

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

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