

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

10 Maple Grove 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2019

to

31 Oct 2020

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

8 Carmyle Court Bundoora VIC 3083	\$703,000	10-Oct-20
28 Noorong Avenue Bundoora VIC 3083	\$720,000	04-Nov-20
6 Mansfield Court Bundoora VIC 3083	\$698,500	27-Jun-20

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: 14 November 2020



8 Carmyle Court Bundoora VIC 3083

 3  1  1

Sold Price

^{RS}

\$703,000

Sold Date

10-Oct-20

Distance

0.34km



28 Noorong Avenue Bundoora VIC 3083

 3  1  1

Sold Price

^{RS}

\$720,000

Sold Date

04-Nov-20

Distance

0.42km



6 Mansfield Court Bundoora VIC 3083

 3  1  2

Sold Price

\$698,500

Sold Date

27-Jun-20

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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