

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

1/65 ARTHUR STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,500

Property type

House

Suburb

Bundoora

Period-from

01 Jan 2024

to

31 Dec 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

6/102 SETTLEMENT ROAD BUNDOORA VIC 3083	\$520,000	24-Aug-24
201/7 COLLARED CLOSE BUNDOORA VIC 3083	\$460,000	04-Nov-24
1/210 GREENHILLS ROAD BUNDOORA VIC 3083	\$545,000	16-Jul-24

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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**6/102 SETTLEMENT ROAD
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$520,000** Sold Date **24-Aug-24**

Distance **0.34km**



**201/7 COLLARED CLOSE
BUNDOORA VIC 3083**

 3  1  1

Sold Price **\$460,000** Sold Date **04-Nov-24**

Distance **0.4km**



**1/210 GREENHILLS ROAD
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$545,000** Sold Date **16-Jul-24**

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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