

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

3 Rhonda Court 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,000

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2020

to

31 Aug 2021

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

9 Eliot Court Bundoora VIC 3083	\$840,000	26-Jun-21
11 Gyra Court Bundoora VIC 3083	\$842,000	29-May-21
5 Rhonda Court Bundoora VIC 3083	\$962,000	08-May-21

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: 11 September 2021

METRO MELBOURNE RESTRICTIONS

Property type	Restrictions	Notes	Applicable
Residential	Residential properties are subject to the following restrictions:	Residential properties are subject to the following restrictions:	Residential properties are subject to the following restrictions:
Commercial	Commercial properties are subject to the following restrictions:	Commercial properties are subject to the following restrictions:	Commercial properties are subject to the following restrictions:
Industrial	Industrial properties are subject to the following restrictions:	Industrial properties are subject to the following restrictions:	Industrial properties are subject to the following restrictions:

9 Eliot Court Bundoora VIC 3083

Sold Price

\$840,000

Sold Date

26-Jun-21

 3  1  3

Distance

1.14km



11 Gyra Court Bundoora VIC 3083

Sold Price

\$842,000

Sold Date

29-May-21

 3  2  2

Distance

0.77km



5 Rhonda Court Bundoora VIC 3083

Sold Price

\$962,000

Sold Date

08-May-21

 3  2  -

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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