

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

1/127 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/61 Dundee Street Reservoir VIC 3073	\$595,000	23-Sep-21
2/67 Settlement Road Bundoora VIC 3083	\$600,000	23-Dec-21
12/22 Greenhills Road Bundoora VIC 3083	\$545,000	25-Sep-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: 02 February 2022



2/61 Dundee Street Reservoir VIC 3073

 2  1  1

Sold Price

\$595,000

Sold Date

23-Sep-21

Distance

1.96km



2/67 Settlement Road Bundoora VIC 3083

 2  1  4

Sold Price

\$600,000

Sold Date

23-Dec-21

Distance

0.53km



12/22 Greenhills Road Bundoora VIC 3083

 2  1  2

Sold Price

\$545,000

Sold Date

25-Sep-21

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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