

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

5 CHESTER PLACE 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

\$810,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2022

to

31 May 2023

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 MILANO COURT BUNDOORA VIC 3083	\$850,000	01-Jan-23
146 MACORNA STREET WATSONIA NORTH VIC 3087	\$860,000	28-Mar-23
116 CAMERON PARADE BUNDOORA VIC 3083	\$830,000	20-May-23

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: 16 June 2023



5 MILANO COURT BUNDOORA VIC 3083 Sold Price **\$850,000** Sold Date **01-Jan-23**

 3  2  2

Distance **1.07km**



146 MACORNA STREET WATSONIA NORTH VIC 3087 Sold Price **\$860,000** Sold Date **28-Mar-23**

 3  2  2

Distance **1.81km**



116 CAMERON PARADE BUNDOORA VIC 3083 Sold Price ^{RS} **\$830,000** Sold Date **20-May-23**

 3  1  1

Distance **0.71km**

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

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