

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 Edinburgh Circuit 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 \$700,000 & \$750,000

Median sale price

Median price \$766,125 Property type House Suburb BUNDOORA VIC 3083

Period - From 01 Jun 2020 to 25 Jun 2021 Source Protrack

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 six 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
7 Greenwich Crescent Bundoora VIC	\$770,000	15 May 2021
4 Edinburgh Circuit BUNDOORA VIC	\$672,000	27 Feb 2021
24 Manchester Crescent Bundoora VIC	\$670,000	25 May 2021

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 six months.~~

This Statement of Information was prepared on: 30 June 2021