

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

2 PANORAMA CLOSE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2022

to

30 Jun 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 EDRO COURT BUNDOORA VIC 3083	746000	05-Apr-23
147 SETTLEMENT ROAD BUNDOORA VIC 3083	730000	17-May-23
66 MAROONDAH TERRACE BUNDOORA VIC 3083	750000	09-Mar-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: 04 July 2023



5 EDRO COURT BUNDOORA VIC 3083

3 1 3

Sold Price

^{RS}

746000

Sold Date

05-Apr-23

Distance

0.9km



147 SETTLEMENT ROAD BUNDOORA VIC 3083

3 1 2

Sold Price

^{RS}

730000

Sold Date

17-May-23

Distance

0.68km



66 MAROONDAH TERRACE BUNDOORA VIC 3083

3 1 2

Sold Price

750000

Sold Date

09-Mar-23

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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