

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

7 Di Palma 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Bundoora

Period-from

01 Oct 2018

to

30 Sep 2019

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

13 Oldmeadow Court Bundoora VIC 3083	\$1,000,000	25-May-19
4 Springwood View Bundoora VIC 3083	\$1,180,000	10-Aug-19

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: 10 October 2019



13 Oldmeadow Court Bundoora VIC 3083 Sold Price **\$1,000,000** Sold Date **25-May-19**

 4  2  2

Distance **0.07km**



4 Springwood View Bundoora VIC 3083 Sold Price **\$1,180,000** Sold Date **10-Aug-19**

 4  2  2

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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