

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 LYNCH AVENUE 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

17 MONAGLE AVENUE BUNDOORA VIC 3083	\$1,417,500	25-Feb-21
132 EDMUND RICE PARADE BUNDOORA VIC 3083	\$1,310,000	10-Apr-21
50 AMBROSE TREACY DRIVE BUNDOORA VIC 3083	\$1,250,000	23-Feb-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 July 2021



17 MONAGLE AVENUE BUNDOORA VIC 3083 Sold Price **\$1,417,500** Sold Date **25-Feb-21**

 3  2  3

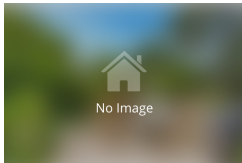
Distance **0.1km**



132 EDMUND RICE PARADE BUNDOORA VIC 3083 Sold Price **\$1,310,000** Sold Date **10-Apr-21**

 4  3  2

Distance **0.3km**



50 AMBROSE TREACY DRIVE BUNDOORA VIC 3083 Sold Price **\$1,250,000** Sold Date **23-Feb-21**

 4  4  2

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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