

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

2/25 MCLEANS ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2021

to

31 Oct 2022

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

6 JOSHUA COURT BUNDOORA VIC 3083	\$620,000	09-Jul-22
5-11 JOSHUA COURT BUNDOORA VIC 3083	\$550,000	31-Oct-22
4/24 MCLEANS ROAD BUNDOORA VIC 3083	\$620,000	07-Oct-22

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: 17 November 2022



6 JOSHUA COURT BUNDOORA VIC 3083 Sold Price **\$620,000** Sold Date **09-Jul-22**

 3  1  1

Distance **0.17km**



5-11 JOSHUA COURT BUNDOORA VIC 3083 Sold Price ^{RS} **\$550,000** Sold Date **31-Oct-22**

 3  1  1

Distance **0.17km**



4/24 MCLEANS ROAD BUNDOORA VIC 3083 Sold Price ^{RS} **\$620,000** Sold Date **07-Oct-22**

 3  1  1

Distance **0.18km**



5 LAUDER DRIVE BUNDOORA VIC 3083 Sold Price **\$690,000** Sold Date **30-May-22**

 3  1  2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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