

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

4 TASMAN DRIVE 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

House

Suburb

Bundoora

Period-from

01 Aug 2023

to

31 Jul 2024

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

3 PANORAMA CLOSE BUNDOORA VIC 3083	\$805,000	02-Mar-24
31 MILTON PARADE BUNDOORA VIC 3083	\$800,000	27-Jul-24
76 ARTHUR STREET BUNDOORA VIC 3083	\$805,000	22-Jun-24

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: 02 August 2024

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3 PANORAMA CLOSE BUNDOORA VIC 3083

 3  2  2

Sold Price

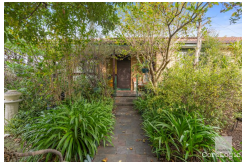
\$805,000

Sold Date

02-Mar-24

Distance

1.12km



31 MILTON PARADE BUNDOORA VIC 3083

 4  1  1

Sold Price

^{RS} **\$800,000**

Sold Date

27-Jul-24

Distance

0.51km



76 ARTHUR STREET BUNDOORA VIC 3083

 3  1  2

Sold Price

^{RS} **\$805,000**

Sold Date

22-Jun-24

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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