

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 MERLEWOOD COURT 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2021

to

31 Mar 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

23 LATROBE AVENUE BUNDOORA VIC 3083

\$760,000

24-Dec-21

9 SHIRAZ COURT BUNDOORA VIC 3083

\$800,000

11-Dec-21

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: 05 April 2022

**23 LATROBE AVENUE BUNDOORA
VIC 3083**

Sold Price

\$760,000

Sold Date

24-Dec-21

3



1



2

Distance

0.72km**9 SHIRAZ COURT BUNDOORA VIC
3083**

Sold Price

\$800,000

Sold Date

11-Dec-21

3



1



2

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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