

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

8 Larter 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Bundoora

Period-from

01 Aug 2019

to

31 Jul 2020

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

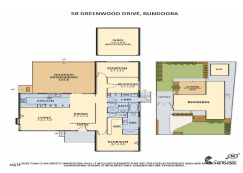
Date of sale

58 Greenwood Drive Bundoora VIC 3083	\$765,750	15-Aug-20
7 Wordsworth Court Bundoora VIC 3083	\$738,000	30-May-20
24 Medora Avenue Bundoora VIC 3083	\$746,500	14-Mar-20

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: 19 August 2020

	58 Greenwood Drive Bundoora VIC 3083	Sold Price	^{RS} \$765,750	Sold Date 15-Aug-20
	 3  2  1			Distance 1.95km
	7 Wordsworth Court Bundoora VIC 3083	Sold Price	^{RS} \$738,000	Sold Date 30-May-20
	 3  2  3			Distance 0.2km
	24 Medora Avenue Bundoora VIC 3083	Sold Price	^{RS} \$746,500	Sold Date 14-Mar-20
	 3  2  1			Distance 0.33km

RS = Recent sale

UN = Undisclosed Sale

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