

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

19 Manchester Crescent 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,200

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2019

to

30 Apr 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

23 Manchester Crescent Bundoora VIC 3083	\$620,000	13-Feb-20
20 Bradford Ridge Bundoora VIC 3083	\$685,000	25-Mar-20
37 Manchester Crescent Bundoora VIC 3083	\$630,000	06-Feb-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: 21 May 2020



23 Manchester Crescent Bundoora VIC 3083

 3
  2
  1

Sold Price

\$620,000

Sold Date

13-Feb-20

Distance

0.02km


20 Bradford Ridge Bundoora VIC 3083

 3
  2
  2

Sold Price

^{RS} **\$685,000**

Sold Date

25-Mar-20

Distance

0.08km


37 Manchester Crescent Bundoora VIC 3083

 3
  2
  2

Sold Price

\$630,000

Sold Date

06-Feb-20

Distance

0.09km
RS = Recent sale

UN = Undisclosed Sale

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