

## 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

5 DAISY DRIVE BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Mar 2021

to

28 Feb 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 7 TAMARA COURT BUNDOORA VIC 3083     | \$975,000   | 05-Mar-22 |
| 12 BUTTERCUP GROVE BUNDOORA VIC 3083 | \$1,087,000 | 16-Nov-21 |
| 23 ROBUSTA AVENUE BUNDOORA VIC 3083  | \$1,100,000 | 04-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: 09 March 2022



**7 TAMARA COURT BUNDOORA VIC 3083**

<sup>RS</sup> **Sold Price \$975,000** Sold Date **05-Mar-22**

 3  2  2

Distance **0.25km**



**12 BUTTERCUP GROVE BUNDOORA VIC 3083**

Sold Price **\$1,087,000** Sold Date **16-Nov-21**

 4  2  2

Distance **0.17km**



**23 ROBUSTA AVENUE BUNDOORA VIC 3083**

Sold Price **\$1,100,000** Sold Date **04-Dec-21**

 4  2  2

Distance **0.38km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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