

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

2/65 ARTHUR STREET 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Apr 2023

to

31 Mar 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

17/70 GREENHILLS ROAD BUNDOORA VIC 3083

\$610,500

22-Feb-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.

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David Moxon
P 0394675444
M 0413673636
E dmoxon@barryplant.com.au



**17/70 GREENHILLS ROAD
BUNDOORA VIC 3083**

 2  1  1

Sold Price

^{RS} **\$610,500** Sold Date **22-Feb-24**

Distance **1.13km**

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

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