

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

4 Chester Place 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Bundoora

Period-from

01 Oct 2019

to

30 Sep 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

4 Ebony Drive Bundoora VIC 3083	\$735,000	21-Aug-20
58 Greenwood Drive Bundoora VIC 3083	\$765,750	15-Aug-20
25 Sandhurst Crescent Bundoora VIC 3083	\$661,000	08-Aug-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: 01 October 2020



4 Ebony Drive Bundoora VIC 3083

Sold Price

RS

\$735,000

Sold Date

21-Aug-20

 4  2  2

Distance

1.57km



58 Greenwood Drive Bundoora VIC 3083

Sold Price

RS

\$765,750

Sold Date

15-Aug-20

 3  2  1

Distance

1.47km



25 Sandhurst Crescent Bundoora VIC 3083

Sold Price

RS

\$661,000

Sold Date

08-Aug-20

 3  1  1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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