

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 Cut Leaf 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

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

4 Willunga Way Bundoora VIC 3083	\$735,000	23-Feb-20
8 Ironbark Drive Bundoora VIC 3083	\$741,000	23-Dec-19
10 Shoalhaven Street Bundoora VIC 3083	\$770,000	19-Dec-19

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: 12 May 2020



4 Willunga Way Bundoora VIC 3083

 4  2  2

Sold Price **\$735,000** Sold Date **23-Feb-20**

Distance **0.66km**



8 Ironbark Drive Bundoora VIC 3083

 3  2  2

Sold Price **\$741,000** Sold Date **23-Dec-19**

Distance **0.23km**



10 Shoalhaven Street Bundoora VIC 3083

 4  2  2

Sold Price **\$770,000** Sold Date **19-Dec-19**

Distance **1.85km**

RS = Recent sale UN = Undisclosed Sale

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