

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

2/1 BENT 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

\$890,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,500

Property type

House

Suburb

Bundoora

Period-from

01 Aug 2022

to

31 Jul 2023

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

462 GRIMSHAW STREET BUNDOORA VIC 3083	\$900,000	16-Apr-23
4/4 BERRINGA COURT BUNDOORA VIC 3083	\$910,000	20-Apr-23

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: 29 August 2023



**462 GRIMSHAW STREET
BUNDOORA VIC 3083**

 3  1  2

Sold Price **\$900,000** Sold Date **16-Apr-23**

Distance **0.58km**



**4/4 BERRINGA COURT
BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$910,000** Sold Date **20-Apr-23**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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