

## 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

131 BETULA AVENUE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,500

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2021

to

30 Jun 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

269 MCKIMMIES ROAD BUNDOORA VIC 3083	\$1,100,000	26-Apr-22
4 YALE PLACE BUNDOORA VIC 3083	\$1,075,000	20-Jan-22
25 SILKY OAK DRIVE BUNDOORA VIC 3083	\$1,201,000	18-Jun-22

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: 19 July 2022



**269 MCKIMMIES ROAD  
BUNDOORA VIC 3083**

 2  2  2

Sold Price **\$1,100,000** Sold Date **26-Apr-22**

Distance -



**4 YALE PLACE BUNDOORA VIC  
3083**

 4  2  2

Sold Price **\$1,075,000** Sold Date **20-Jan-22**

Distance -



**25 SILKY OAK DRIVE BUNDOORA  
VIC 3083**

 4  2  2

Sold Price <sup>RS</sup> **\$1,201,000** Sold Date **18-Jun-22**

Distance **0.69km**



**12 KELTY TERRACE BUNDOORA  
VIC 3083**

 4  2  2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **04-Jun-22**

Distance **1.92km**



**2 HUTCHINS CIRCUIT BUNDOORA  
VIC 3083**

 4  2  2

Sold Price **\$1,172,500** Sold Date **10-Mar-22**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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