

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 HANOVER ROAD 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

\$1,290,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2023

to

31 Aug 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

5 SOPHIE PLACE GREENSBOROUGH VIC 3088	\$1,328,000	01-Jun-24
5 HEALY COURT WATSONIA NORTH VIC 3087	\$1,375,000	14-Sep-24
11 CHEADLE CRESCENT BUNDOORA VIC 3083	\$1,200,000	09-May-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.~~

This Statement of Information was prepared on: 17 September 2024

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**5 SOPHIE PLACE
GREENSBOROUGH VIC 3088**

 4  2  2

Sold Price **\$1,328,000** Sold Date **01-Jun-24**

Distance **0.94km**



**5 HEALY COURT WATSONIA
NORTH VIC 3087**

 4  2  2

Sold Price ^{RS} **\$1,375,000** Sold Date **14-Sep-24**

Distance **1.04km**



**11 CHEADLE CRESCENT
BUNDOORA VIC 3083**

 5  3  3

Sold Price **\$1,200,000** Sold Date **09-May-24**

Distance **1.24km**

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

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