

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

11 Fenwick 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

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Bundoora

Period-from

01 Mar 2019

to

29 Feb 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

3 Carmyle Court Bundoora VIC 3083	\$692,000	14-Dec-19
11 Maple Grove Bundoora VIC 3083	\$700,000	14-Dec-19
456 Grimshaw Street Bundoora VIC 3083	\$665,000	09-Nov-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: 30 March 2020



3 Carmyle Court Bundoora VIC 3083

 3  1  1

Sold Price

\$692,000

Sold Date

14-Dec-19

Distance

0.35km



11 Maple Grove Bundoora VIC 3083

 3  1  -

Sold Price

\$700,000

Sold Date

14-Dec-19

Distance

0.61km



456 Grimshaw Street Bundoora VIC 3083

 3  1  1

Sold Price

\$665,000

Sold Date

09-Nov-19

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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