

## 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

17 WALLARA CRESCENT BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2022

to

31 May 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

|                                       |        |           |
|---------------------------------------|--------|-----------|
| 436 GRIMSHAW STREET BUNDOORA VIC 3083 | 730000 | 27-May-23 |
| 307 GRIMSHAW STREET WATSONIA VIC 3087 | 730000 | 06-Apr-23 |
| 19 TAUNTON DRIVE BUNDOORA VIC 3083    | 717500 | 11-Feb-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: 22 June 2023



## 436 GRIMSHAW STREET BUNDOORA VIC 3083

3 1 2

Sold Price

<sup>RS</sup>

**730000**

Sold Date **27-May-23**

Distance **0.37km**



## 307 GRIMSHAW STREET WATSONIA VIC 3087

3 1 1

Sold Price

Sold Date **06-Apr-23**

Distance **1.35km**



## 19 TAUNTON DRIVE BUNDOORA VIC 3083

3 2 2

Sold Price

**717500**

Sold Date **11-Feb-23**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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