

## 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

55 Worcester Crescent 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

\$1,080,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2020

to

30 Jun 2021

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 72 Worcester Crescent Bundoora VIC 3083 | \$1,265,000 | 30-Mar-21 |
| 7 Magdalen Mews Bundoora VIC 3083       | \$1,060,000 | 08-May-21 |
| 28 Lynch Avenue Bundoora VIC 3083       | \$1,230,000 | 12-May-21 |

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: 12 July 2021



**72 Worcester Crescent Bundoora VIC 3083**

 4  2  2

Sold Price <sup>RS</sup> **\$1,265,000** <sup>UN</sup> Sold Date **30-Mar-21**

Distance **0.06km**



**7 Magdalen Mews Bundoora VIC 3083**

 4  2  2

Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **08-May-21**

Distance **0.19km**



**28 Lynch Avenue Bundoora VIC 3083**

 4  2  2

Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **12-May-21**

Distance **0.74km**

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

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