

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Anna Street 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

*House

X

*Unit

Suburb

Bundoora

Period-from

01 Jul 2018

to

30 Jun 2019

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

7 Merryn Close Bundoora VIC 3083	\$745,000	20-Mar-19
57 Betula Avenue Bundoora VIC 3083	\$828,000	05-Feb-19
22 Alto Close Bundoora VIC 3083	\$730,000	20-Jun-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.~~

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7 Merryn Close Bundoora VIC 3083 Sold Price **\$745,000** Sold Date **20-Mar-19**

 2  4  2

Distance **0.41km**



57 Betula Avenue Bundoora VIC 3083 Sold Price **\$828,000** Sold Date **05-Feb-19**

 4  2  2

Distance **0.7km**



22 Alto Close Bundoora VIC 3083 Sold Price ^{RS} **\$730,000** Sold Date **20-Jun-19**

 4  2  1

Distance **0.74km**

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

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