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	79 JOSEF AVENUE 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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Bundoora
Period-from	01 Apr 2021	to	31 Mar 2022	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
82 CABERNET CRESCENT BUNDOORA VIC 3083	$750,000	02-Apr-22
89 CABERNET CRESCENT BUNDOORA VIC 3083	$830,000	20-Nov-21
6 SHAKESPEARE DRIVE BUNDOORA VIC 3083	$855,000	07-Dec-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: 11 April 2022

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82 CABERNET CRESCENT BUNDOORA VIC 3083

3 1 2

Sold Price RS $750,000 Sold Date 02-Apr-22

Distance 0.46km



89 CABERNET CRESCENT BUNDOORA VIC 3083

4 2 5

Sold Price $830,000 Sold Date 20-Nov-21

Distance 0.15km



6 SHAKESPEARE DRIVE BUNDOORA VIC 3083

4 2 5

Sold Price RS $855,000 Sold Date 07-Dec-21

Distance 0.48km

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

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