

## 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

2/48 Arthur Street 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2018

to

31 Aug 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

1/50 Arthur Street Bundoora VIC 3083	\$620,000	18-May-19
2/50 Arthur Street Bundoora VIC 3083	\$650,000	02-Jul-19
2/570 Grimshaw Street Bundoora VIC 3083	\$595,000	25-May-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 September 2019



**1/50 Arthur Street Bundoora VIC 3083**

 3  2  1

Sold Price

**\$620,000**

Sold Date

**18-May-19**

Distance

**0.02km**



**2/50 Arthur Street Bundoora VIC 3083**

 3  2  2

Sold Price

**\$650,000**

Sold Date

**02-Jul-19**

Distance

**0.02km**



**2/570 Grimshaw Street Bundoora VIC 3083**

 3  2  2

Sold Price

**\$595,000**

Sold Date

**25-May-19**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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