

## 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 Gleditsia Way 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

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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 Vitis Drive Bundoora VIC 3083	\$880,500	31-Aug-19
13 Daisy Drive Bundoora VIC 3083	\$880,000	15-Jun-19
55 Bramble Crescent Bundoora VIC 3083	\$890,000	10-Aug-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: 13 September 2019

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### 1 Vitis Drive Bundoora VIC 3083

Sold Price

<sup>RS</sup> \$880,500

Sold Date

31-Aug-19

 4  2  2

Distance

0.31km



### 13 Daisy Drive Bundoora VIC 3083

Sold Price

<sup>RS</sup> \$880,000

Sold Date

15-Jun-19

 4  2  3

Distance

0.51km



### 55 Bramble Crescent Bundoora VIC 3083

Sold Price

<sup>RS</sup> \$890,000

Sold Date

10-Aug-19

 3  2  2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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