

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

5 Landbury Road 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,500

Property type

House

Suburb

Bundoora

Period-from

01 May 2020

to

30 Apr 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

7 Landbury Road Bundoora VIC 3083	\$695,000	22-Dec-20
138 McLeans Road Bundoora VIC 3083	\$685,000	17-Feb-21
11 Glenn Crescent Bundoora VIC 3083	\$681,000	05-Dec-20

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: 24 May 2021



7 Landbury Road Bundoora VIC 3083

 3
  1
  2

Sold Price

\$695,000

Sold Date **22-Dec-20**

Distance

0.02km


138 McLeans Road Bundoora VIC 3083

 3
  2
  2

Sold Price

^{RS} **\$685,000**

Sold Date **17-Feb-21**

Distance

0.2km


11 Glenn Crescent Bundoora VIC 3083

 3
  1
  5

Sold Price

\$681,000

Sold Date **05-Dec-20**

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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