

## 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

176 DUNNE STREET BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Bundoora

Period-from

01 Aug 2022

to

31 Jul 2023

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

14 STYMIE STREET KINGSBURY VIC 3083	\$650,000	29-Mar-23
69 MCMAHON ROAD RESERVOIR VIC 3073	\$655,000	28-Apr-23
8 BLACK STREET RESERVOIR VIC 3073	\$690,000	12-Jul-23

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: 21 August 2023



**14 STYMIE STREET KINGSBURY VIC 3083** Sold Price **\$650,000** Sold Date **29-Mar-23**

 3  1  1

Distance **0.25km**



**69 MCMAHON ROAD RESERVOIR VIC 3073** Sold Price **\$655,000** Sold Date **28-Apr-23**

 3  1  1

Distance **0.88km**



**8 BLACK STREET RESERVOIR VIC 3073** Sold Price <sup>RS</sup> **\$690,000** Sold Date **12-Jul-23**

 5  1  1

Distance **0.59km**

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

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