

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 HASTINGS STREET 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2021

to

31 Aug 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

1/47 ARTHUR STREET BUNDOORA VIC 3083	\$655,000	31-Mar-22
10 PATRICIA AVENUE BUNDOORA VIC 3083	\$690,000	08-Aug-22
20 DOIDGE STREET BUNDOORA VIC 3083	\$650,000	16-Apr-22

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 September 2022



1/47 ARTHUR STREET BUNDOORA VIC 3083 Sold Price **\$655,000** Sold Date **31-Mar-22**

 2  1  3

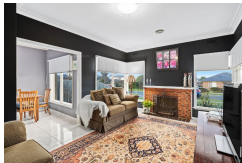
Distance **1.35km**



10 PATRICIA AVENUE BUNDOORA VIC 3083 Sold Price ^{RS} **\$690,000** Sold Date **08-Aug-22**

 3  1  4

Distance **0.68km**



20 DOIDGE STREET BUNDOORA VIC 3083 Sold Price **\$650,000** Sold Date **16-Apr-22**

 2  1  -

Distance **1.03km**

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

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