

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 Karl Court 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2021

to

28 Feb 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

3/5 May Street Bundoora VIC 3083	\$680,000	18-Nov-21
3/1089 Plenty Road Bundoora VIC 3083	\$630,000	27-Nov-21
3/7 Cher Avenue Bundoora VIC 3083	\$655,000	23-Oct-21

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: 03 March 2022



3/5 May Street Bundoora VIC 3083 Sold Price **\$680,000** Sold Date **18-Nov-21**

 3  2  2

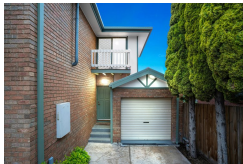
Distance **0.85km**



3/1089 Plenty Road Bundoora VIC 3083 Sold Price **\$630,000** Sold Date **27-Nov-21**

 3  3  2

Distance **0.63km**



3/7 Cher Avenue Bundoora VIC 3083 Sold Price **\$655,000** Sold Date **23-Oct-21**

 3  1  1

Distance **1.41km**

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

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