

## 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

17 Gordon Street 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

\$745,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Bundoora

Period-from

01 May 2019

to

30 Apr 2020

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 104 Gleeson Drive Bundoora VIC 3083 | \$760,000 | 30-Dec-19 |
| 4 Cashmore Court Bundoora VIC 3083  | \$765,000 | 16-Nov-19 |
| 9 Walden Court Bundoora VIC 3083    | \$780,000 | 07-Dec-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.~~

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**104 Gleeson Drive Bundoora VIC 3083**

Sold Price **\$760,000** Sold Date **30-Dec-19**

 4  2  2

Distance **0.31km**

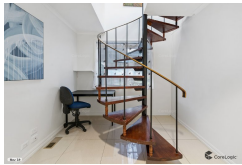


**4 Cashmore Court Bundoora VIC 3083**

Sold Price **\$765,000** Sold Date **16-Nov-19**

 4  2  2

Distance **0.57km**



**9 Walden Court Bundoora VIC 3083**

Sold Price **\$780,000** Sold Date **07-Dec-19**

 4  2  2

Distance **0.67km**

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

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