

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 TUSOCK DRIVE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1A ENDSLEIGH AVENUE BUNDOORA VIC 3083	770000	25-Dec-21
5/2 SHOALHAVEN STREET BUNDOORA VIC 3083	752500	26-Feb-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 10 June 2022



**1A ENDSLEIGH AVENUE
BUNDOORA VIC 3083**

 3  2  2

Sold Price

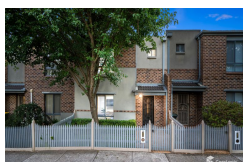
770000

Sold Date

25-Dec-21

Distance

1.68km



**5/2 SHOALHAVEN STREET
BUNDOORA VIC 3083**

 3  2  2

Sold Price

752500

Sold Date

26-Feb-22

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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