

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

3 Sonder Close 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/70 Greenhills Road Bundoora VIC 3083	\$695,000	27-Jun-21
24 Manchester Crescent Bundoora VIC 3083	\$670,000	25-May-21
62 Galileo Gateway Bundoora VIC 3083	\$720,000	20-May-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: 12 November 2021

METRO MELBOURNE RESTRICTIONS

Property Information	Location	Property Features	Restrictions
- Property Information: This report is generated from the data provided by the seller. It is not a guarantee of the accuracy of the information. The seller is responsible for the accuracy of the information. - Location: This report is generated from the data provided by the seller. It is not a guarantee of the accuracy of the information. The seller is responsible for the accuracy of the information. - Property Features: This report is generated from the data provided by the seller. It is not a guarantee of the accuracy of the information. The seller is responsible for the accuracy of the information. - Restrictions: This report is generated from the data provided by the seller. It is not a guarantee of the accuracy of the information. The seller is responsible for the accuracy of the information.			

1/70 Greenhills Road Bundoora VIC 3083

Sold Price

\$695,000

Sold Date

27-Jun-21
 3

 1

 1

Distance

1.98km


24 Manchester Crescent Bundoora VIC 3083

Sold Price

\$670,000

Sold Date

25-May-21
 3

 2

 1

Distance

0.61km


62 Galileo Gateway Bundoora VIC 3083

Sold Price

\$720,000

Sold Date

20-May-21
 4

 -

 -

Distance

4.04km
RS = Recent sale

UN = Undisclosed Sale

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