

## 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

24 Silky Oak Drive 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 40 Lemon Gum Parade Bundoora VIC 3083  | \$647,500 | 30-Oct-21 |
| 19 Mat Rush Avenue Bundoora VIC 3083   | \$699,000 | 18-Nov-21 |
| 1/70 Greenhills Road Bundoora VIC 3083 | \$695,000 | 27-Jun-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: 28 November 2021

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### 40 Lemon Gum Parade Bundoora VIC 3083

2 2 1

Sold Price

<sup>RS</sup> \$647,500

Sold Date

30-Oct-21

Distance

0.03km



### 19 Mat Rush Avenue Bundoora VIC 3083

3 2 2

Sold Price

<sup>RS</sup> \$699,000

Sold Date

18-Nov-21

Distance

0.56km



### 1/70 Greenhills Road Bundoora VIC 3083

3 1 1

Sold Price

\$695,000

Sold Date

27-Jun-21

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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