

## 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

2/28 Medora Avenue 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

\$465,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$383,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Apr 2019

to

31 Mar 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 8/18 McLeans Road Bundoora VIC 3083      | \$490,000 | 21-Mar-20 |
| 5/121 Grange Boulevard Bundoora VIC 3083 | \$430,000 | 07-Jan-20 |
|                                          |           |           |

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: 16 April 2020

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**8/18 McLeans Road Bundoora VIC 3083**

Sold Price

**\$490,000**

Sold Date

**21-Mar-20**

 2

 1

 1

Distance

**0.33km**



**5/121 Grange Boulevard Bundoora VIC 3083**

Sold Price

**\$430,000**

Sold Date

**07-Jan-20**

 2

 1

 1

Distance

**1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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