

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

36 JUDITH STREET 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

\$1,040,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$884,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2021

to

31 Mar 2022

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

4 THE RAMEO BUNDOORA VIC 3083	\$1,101,000	29-Jan-22
145 CAMERON PARADE BUNDOORA VIC 3083	\$1,100,000	19-Mar-22
18 DONACH CRESCENT BUNDOORA VIC 3083	\$1,080,000	13-Nov-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.~~

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Shaun Zhang
P 03 9467 5444
M 0432 475 518
E szhang@barryplant.com.au



4 THE RAMEO BUNDOORA VIC 3083

 4  3  2

Sold Price

^{RS}

\$1,101,000

Sold Date

29-Jan-22

Distance

0.19km



145 CAMERON PARADE BUNDOORA VIC 3083

 4  2  2

Sold Price

^{RS}

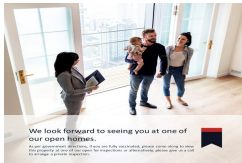
\$1,100,000

Sold Date

19-Mar-22

Distance

0.52km



18 DONACH CRESCENT BUNDOORA VIC 3083

 3  2  2

Sold Price

\$1,080,000

Sold Date

13-Nov-21

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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