

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

3/122 MCLEANS ROAD 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2023

to

31 Aug 2024

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

16 NORRIS CRESCENT BUNDOORA VIC 3083	690000	15-Jun-24
7/1410 PLENTY ROAD BUNDOORA VIC 3083	695000	30-May-24

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: 18 September 2024

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16 NORRIS CRESCENT BUNDOORA Sold Price
VIC 3083

 3  1  2

^{RS} **690000** Sold Date **15-Jun-24**

Distance **0.52km**



7/1410 PLENTY ROAD BUNDOORA Sold Price
VIC 3083

 3  2  1

695000 Sold Date **30-May-24**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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