

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

6 Gleeson Drive 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Bundoora

Period-from

01 Oct 2019

to

30 Sep 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

3 Tiro Court Bundoora VIC 3083	\$851,199	24-Oct-20
58 Greenwood Drive Bundoora VIC 3083	\$765,750	15-Aug-20
23 Gleeson Drive Bundoora VIC 3083	\$813,500	01-Aug-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: 26 October 2020



3 Tiro Court Bundoora VIC 3083

Sold Price

^{RS} **\$851,199** Sold Date **24-Oct-20**

 4  2  1

Distance **0.27km**



58 Greenwood Drive Bundoora VIC 3083

Sold Price

^{RS} **\$765,750** Sold Date **15-Aug-20**

 3  2  1

Distance **1.52km**



23 Gleeson Drive Bundoora VIC 3083

Sold Price

\$813,500 Sold Date **01-Aug-20**

 3  1  2

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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