

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

1 Dorothea Court 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,500

Property type

House

Suburb

Bundoora

Period-from

01 May 2020

to

30 Apr 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

2 Dorothea Court Bundoora VIC 3083	\$811,000	07-Jan-21
40 Cabernet Crescent Bundoora VIC 3083	\$790,250	30-Jan-21
29 Tasman Drive Bundoora VIC 3083	\$770,000	14-Nov-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.~~

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2 Dorothea Court Bundoora VIC 3083

 4  2  2

Sold Price **\$811,000** Sold Date **07-Jan-21**

Distance **0.02km**



40 Cabernet Crescent Bundoora VIC 3083

 4  3  2

Sold Price **\$790,250** Sold Date **30-Jan-21**

Distance **0.06km**



29 Tasman Drive Bundoora VIC 3083

 3  2  2

Sold Price **\$770,000** Sold Date **14-Nov-20**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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