

## 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

24 Sanctuary Drive 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2020

to

31 Aug 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 Barlow Rise Bundoora VIC 3083       | \$1,261,000 | 18-Sep-21 |
| 27 Grange Boulevard Bundoora VIC 3083 | \$1,190,000 | 24-Jul-21 |
| 5 Springwood View Bundoora VIC 3083   | \$1,170,000 | 17-Apr-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.~~

This Statement of Information was prepared on: 22 September 2021



## 2 Barlow Rise Bundoora VIC 3083

Sold Price

<sup>RS</sup> **\$1,261,000**

Sold Date

**18-Sep-21**

 4  3  2

Distance

**0.08km**



## 27 Grange Boulevard Bundoora VIC 3083

Sold Price

<sup>RS</sup> **\$1,190,000**

Sold Date

**24-Jul-21**

 3  2  2

Distance

**0.28km**



## 5 Springwood View Bundoora VIC 3083

Sold Price

**\$1,170,000**

Sold Date

**17-Apr-21**

 4  2  2

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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