

## 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 Shakespeare 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Land

Suburb

Bundoora

Period-from

01 Nov 2020

to

31 Oct 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

3 Wordsworth Court Bundoora VIC 3083	\$850,000	27-Sep-21
2 Ruskin Court Bundoora VIC 3083	\$781,500	17-Jul-21
31 Medora Avenue Bundoora VIC 3083	\$791,000	28-May-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: 03 November 2021



**3 Wordsworth Court Bundoora VIC 3083**

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**27-Sep-21**

 3

 2

 2

Distance

**0.11km**



**2 Ruskin Court Bundoora VIC 3083**

Sold Price

**\$781,500**

Sold Date

**17-Jul-21**

 4

 2

 1

Distance

**0.24km**



**31 Medora Avenue Bundoora VIC 3083**

Sold Price

**\$791,000**

Sold Date

**28-May-21**

 3

 2

 1

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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