

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 BOWLER 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2023

to

31 Oct 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

| | | |
|--|-------------|-----------|
| 113 EDMUND RICE PARADE BUNDOORA VIC 3083 | \$1,356,500 | 07-Nov-24 |
| 13 MONAGLE AVENUE BUNDOORA VIC 3083 | \$1,406,000 | 16-Nov-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: 21 November 2024



113 EDMUND RICE PARADE BUNDOORA VIC 3083

 4  2  2

Sold Price ^{RS} **\$1,356,500** Sold Date **07-Nov-24**

Distance **0.76km**



13 MONAGLE AVENUE BUNDOORA VIC 3083

 6  3  2

Sold Price ^{RS} **\$1,406,000** Sold Date **16-Nov-24**

Distance **0.83km**

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

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