

## 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

23 Gleeson 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2019

to

30 Jun 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

8 Abelia Court Bundoora VIC 3083	\$749,000	29-Feb-20
14 Maple Grove Bundoora VIC 3083	\$764,000	14-Mar-20
9 Yaltara Avenue Bundoora VIC 3083	\$748,888	26-Apr-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: 07 July 2020



**8 Abelia Court Bundoora VIC 3083** Sold Price **\$749,000** Sold Date **29-Feb-20**

 3  1  1

Distance **0.82km**



**14 Maple Grove Bundoora VIC 3083** Sold Price **\$764,000** Sold Date **14-Mar-20**

 3  1  1

Distance **0.99km**



**9 Yaltara Avenue Bundoora VIC 3083** Sold Price **\$748,888** Sold Date **26-Apr-20**

 4  1  1

Distance **1.05km**

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

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