

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

2 Moreton Crescent 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Bundoora

Period-from

01 Feb 2021

to

31 Jan 2022

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

4 Westham Court Bundoora VIC 3083	\$740,000	03-Nov-21
38 Leeanne Crescent Bundoora VIC 3083	\$740,000	06-Nov-21
410 Grimshaw Street Bundoora VIC 3083	\$695,000	13-Jan-22

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 February 2022



4 Westham Court Bundoora VIC 3083

 3  1  1

Sold Price **\$740,000** Sold Date **03-Nov-21**

Distance **0.89km**



38 Leeanne Crescent Bundoora VIC 3083

 3  1  1

Sold Price Sold Date **06-Nov-21**

Distance **0.64km**



410 Grimshaw Street Bundoora VIC 3083

 3  1  2

Sold Price ^{RS} **\$695,000** Sold Date **13-Jan-22**

Distance **1.85km**

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

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