

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 Kipling 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Bundoora

Period-from

01 Dec 2019

to

30 Nov 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

1 Moore Court Bundoora VIC 3083	\$710,000	20-Jun-20
97 Cameron Parade Bundoora VIC 3083	\$690,000	20-Oct-20
50 Flannery Avenue Bundoora VIC 3083	\$680,000	08-Aug-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 December 2020



1 Moore Court Bundoora VIC 3083 Sold Price **\$710,000** Sold Date **20-Jun-20**

 3  1  5

Distance **0.13km**



97 Cameron Parade Bundoora VIC 3083 Sold Price ^{RS} **\$690,000** Sold Date **20-Oct-20**

 3  1  3

Distance **0.81km**



50 Flannery Avenue Bundoora VIC 3083 Sold Price **\$680,000** Sold Date **08-Aug-20**

 3  1  1

Distance **0.98km**

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

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