

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 Ghostgum 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2019

to

31 May 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

6 Ghostgum Court Bundoora VIC 3083	\$605,000	11-Dec-19
23 Ironbark Drive Bundoora VIC 3083	\$655,000	08-Feb-20
17 Mat Rush Avenue Bundoora VIC 3083	\$575,000	12-Dec-19

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: 11 June 2020



6 Ghostgum Court Bundoora VIC 3083

3 2 2

Sold Price

\$605,000

Sold Date

11-Dec-19

Distance

0.03km



23 Ironbark Drive Bundoora VIC 3083

3 2 2

Sold Price

\$655,000

Sold Date

08-Feb-20

Distance

0.09km



17 Mat Rush Avenue Bundoora VIC 3083

3 2 2

Sold Price

\$575,000

Sold Date

12-Dec-19

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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