

## 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

24 CHANCELLOR AVENUE 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

\$730,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2021

to

31 Mar 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

36 CHANCELLOR AVENUE BUNDOORA VIC 3083	\$730,000	26-Mar-22
33 ZARA CLOSE BUNDOORA VIC 3083	\$738,000	19-Oct-21

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: 02 April 2022

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**36 CHANCELLOR AVENUE  
BUNDOORA VIC 3083**

 3  2  2

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**26-Mar-22**

Distance

-



**33 ZARA CLOSE BUNDOORA VIC  
3083**

 3  2  2

Sold Price

**\$738,000**

Sold Date

**19-Oct-21**

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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