

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

7 Sharman Court, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$911,000

Property Type House

Suburb Bundoora

Period - From 01/07/2021

to 30/06/2022

Source REIV

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 six 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	82 Cabernet Cr BUNDOORA 3083	\$750,000	02/04/2022
2	2 Medora Av BUNDOORA 3083	\$727,500	04/06/2022
3	11 Wordsworth Ct BUNDOORA 3083	\$725,000	04/06/2022

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 six months.~~

This Statement of Information was prepared on:

20/07/2022 13:29



3 2 2

Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending June 2022: \$911,000

Comparable Properties

82 Cabernet Cr BUNDOORA 3083 (VG)

Agent Comments

3 - -

Price: \$750,000
Method: Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 578 sqm approx



2 Medora Av BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$727,500
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 536 sqm approx



11 Wordsworth Ct BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$725,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 654 sqm approx