Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Sharman Court, Bundoora Vic 3083
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Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$911,000	Pro	perty 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

Add	dress 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 comparableproperties 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



McGrath









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)

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Price: \$750,000 Method: Sale Date: 02/04/2022

Property Type: House (Res) Land Size: 578 sqm approx

Agent Comments



2 Medora Av BUNDOORA 3083 (REI)





Price: \$727,500 Method: Auction Sale Date: 04/06/2022

Property Type: House (Res) Land Size: 536 sqm approx

Agent Comments



11 Wordsworth Ct BUNDOORA 3083 (REI)





Price: \$725.000 Method: Auction Sale Date: 04/06/2022

Property Type: House (Res) Land Size: 654 sqm approx Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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