

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

9 Noorong Avenue 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2020

to

30 Jun 2021

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

5 Barton Court Bundoora VIC 3083	\$766,500	08-May-21
115 Greenwood Drive Bundoora VIC 3083	\$740,000	06-Mar-21
6 Westham Court Bundoora VIC 3083	\$744,000	13-Feb-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: 06 July 2021



5 Barton Court Bundoora VIC 3083 Sold Price **\$766,500** Sold Date **08-May-21**

 3  1  2

Distance **0.03km**



115 Greenwood Drive Bundoora VIC 3083 Sold Price **\$740,000** Sold Date **06-Mar-21**

 3  1  2

Distance **0.07km**



6 Westham Court Bundoora VIC 3083 Sold Price **\$744,000** Sold Date **13-Feb-21**

 3  1  1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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