

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 Magdalen Mews 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,944

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2020

to

31 Mar 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

6 Iris Way Bundoora VIC 3083	\$962,500	20-Mar-21
2A May Court Bundoora VIC 3083	\$900,000	10-Apr-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.

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6 Iris Way Bundoora VIC 3083

Sold Price

^{RS} **\$962,500**

Sold Date

20-Mar-21

 3  2  2

Distance

2.25km



2A May Court Bundoora VIC 3083

Sold Price

^{RS} **\$900,000**

Sold Date

10-Apr-21

 4  2  2

Distance

2.69km

RS = Recent sale

UN = Undisclosed Sale

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