

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

4/11 Neilsen Crescent 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

\$549,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2021

to

31 Jan 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

1/9 Bent Street Bundoora VIC 3083	\$585,000	17-Jul-21
12/22 Greenhills Road Bundoora VIC 3083	\$545,000	25-Sep-21
2/49 Arthur Street Bundoora VIC 3083	\$505,000	20-Nov-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: 09 February 2022

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1/9 Bent Street Bundoora VIC 3083 Sold Price **\$585,000** Sold Date **17-Jul-21**

2 1 1

Distance **1.72km**



12/22 Greenhills Road Bundoora VIC 3083 Sold Price **\$545,000** Sold Date **25-Sep-21**

2 1 2

Distance **1.72km**



2/49 Arthur Street Bundoora VIC 3083 Sold Price **\$505,000** Sold Date **20-Nov-21**

2 1 1

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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