

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

3/22 NORRIS 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,100

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2023

to

30 Sep 2024

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

14/18 MCLEANS ROAD BUNDOORA VIC 3083	530000	03-Aug-24
32/117 PLENTY ROAD BUNDOORA VIC 3083	570000	11-Jul-24
11/20 NORRIS CRESCENT BUNDOORA VIC 3083	621000	11-May-24

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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14/18 MCLEANS ROAD BUNDOORA VIC 3083

 2  1  1

Sold Price 530000 Sold Date 03-Aug-24

Distance **1.45km**



32/117 PLENTY ROAD BUNDOORA VIC 3083

 3  1  1

Sold Price 570000 Sold Date 11-Jul-24

Distance **1.49km**



11/20 NORRIS CRESCENT BUNDOORA VIC 3083

 3  1  1

Sold Price

621000 Sold Date 11-May-24

Distance **0.06km**

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

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