

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

22 GONELLA CRESCENT BUNDOORA VIC 3083

Address  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

or range  
Single  
between

Price&

\$910,000

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,500

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2021

to

31 May 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

1/8 BARLOW RISE BUNDOORA VIC 3083

\$1,000,000

26-Mar-22

24 GONELLA CRESCENT BUNDOORA VIC 3083

\$1,042,000

05-Mar-22

1204 PLENTY ROAD BUNDOORA VIC 3083

\$1,040,000

29-Dec-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: 22 June 2022



**1/8 BARLOW RISE BUNDOORA VIC 3083** Sold Price **\$1,000,000** Sold Date **26-Mar-22**  
Distance **0.18km**

4 2 3



**24 GONELLA CRESCENT BUNDOORA VIC 3083** Sold Price **\$1,042,000** Sold Date **05-Mar-22**  
Distance **0.01km**

3 2 2



**1204 PLENTY ROAD BUNDOORA VIC 3083** Sold Price **\$1,040,000** Sold Date **29-Dec-21**  
Distance **0.61km**

3 2 2

RS = Recent sale

UN = Undisclosed Sale

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