

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 Price& between

| | | |
|--|-----------|-----------|
| | \$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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