

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

1 Latrobe Avenue 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

Bundoora

Period-from

01 Feb 2020

to

31 Jan 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

7 Landbury Road Bundoora VIC 3083	\$695,000	22-Dec-20
21 Landbury Road Bundoora VIC 3083	\$732,000	05-Dec-20
8 Julie Street Bundoora VIC 3083	\$750,000	05-Dec-20

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: 16 February 2021

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7 Landbury Road Bundoora VIC 3083

 3  1  2

Sold Price

^{RS} **\$695,000** Sold Date **22-Dec-20**

Distance **0.54km**



21 Landbury Road Bundoora VIC 3083

 3  2  3

Sold Price

\$732,000 Sold Date **05-Dec-20**

Distance **0.64km**



8 Julie Street Bundoora VIC 3083

 3  1  1

Sold Price

\$750,000 Sold Date **05-Dec-20**

Distance **0.84km**

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

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