

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

7 CORNELL COURT 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,500

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2022

to

31 Aug 2023

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

5 EDRO COURT BUNDOORA VIC 3083	\$746,000	05-Apr-23
6 EDRO COURT BUNDOORA VIC 3083	\$710,000	10-Jun-23
85 GREENWOOD DRIVE BUNDOORA VIC 3083	\$775,000	24-Jun-23

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: 14 September 2023



5 EDRO COURT BUNDOORA VIC 3083

3 1 3

Sold Price

\$746,000

Sold Date **05-Apr-23**

Distance **0.11km**



6 EDRO COURT BUNDOORA VIC 3083

3 2 2

Sold Price

\$710,000

Sold Date **10-Jun-23**

Distance **0.12km**



85 GREENWOOD DRIVE BUNDOORA VIC 3083

3 1 2

Sold Price

^{RS} **\$775,000**

Sold Date **24-Jun-23**

Distance **0.14km**

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

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