

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 GLEESON DRIVE 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

\$844,250

Property type

House

Suburb

Bundoora

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

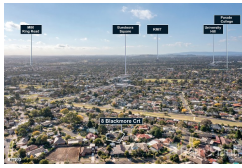
Date of sale

8 BLACKMORE COURT BUNDOORA VIC 3083	760000	14-May-22
9 DANIEL COURT BUNDOORA VIC 3083	750000	27-Feb-22
53 LEA CRESCENT BUNDOORA VIC 3083	735000	03-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31 May 2022



8 BLACKMORE COURT BUNDOORA VIC 3083

3 1 2

^{RS} **760000** Sold Date **14-May-22**

Distance **1.35km**

9 DANIEL COURT BUNDOORA VIC 3083

3 1 -

750000 Sold Date **27-Feb-22**

Distance **0.19km**

53 LEA CRESCENT BUNDOORA VIC 3083

3 1 -

735000 Sold Date **03-Mar-22**

Distance **0.11km**

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

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