

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 DOIDGE STREET 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$896,500

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2021

to

31 Oct 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

87 MORETON CRESCENT BUNDOORA VIC 3083	770000	29-Oct-22
106 GREENWOOD DRIVE BUNDOORA VIC 3083	741000	11-Jul-22
16 CAMERON PARADE BUNDOORA VIC 3083	797000	13-Aug-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: 08 November 2022



**87 MORETON CRESCENT
BUNDOORA VIC 3083**

3 1 2

Sold Price

RS

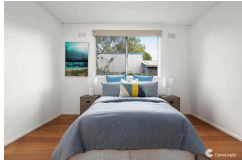
770000

Sold Date

29-Oct-22

Distance

0.5km



**106 GREENWOOD DRIVE
BUNDOORA VIC 3083**

3 1 1

Sold Price

741000

Sold Date

11-Jul-22

Distance

0.44km



**16 CAMERON PARADE BUNDOORA
VIC 3083**

3 1 1

Sold Price

797000

Sold Date

13-Aug-22

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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