

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

2 Janet Crescent 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,500

Property type

Other

Suburb

Bundoora

Period-from

01 May 2020

to

30 Apr 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

567 Grimshaw Street Bundoora VIC 3083	\$915,000	11-Feb-21
2A May Court Bundoora VIC 3083	\$900,000	10-Apr-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: 12 May 2021



567 Grimshaw Street Bundoora VIC 3083 Sold Price ^{RS} **\$915,000** Sold Date **11-Feb-21**
Distance **1.43km**

 4  3  2



2A May Court Bundoora VIC 3083 Sold Price ^{RS} **\$900,000** Sold Date **10-Apr-21**
Distance **1.49km**

 4  2  2

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

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