

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

3/2 Huon Court, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$639,500

Median sale price

Median price \$690,000

Property Type Townhouse

Suburb Bundoora

Period - From 03/12/2023

to 02/12/2024

Source Property Data

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 six 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
1	1/65 Dundee St RESERVOIR 3073	\$667,500	15/11/2024
2	3/1 Bent St BUNDOORA 3083	\$693,500	25/09/2024
3	1/7 Pullyblank Pde BUNDOORA 3083	\$649,000	19/07/2024

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 six months.~~

This Statement of Information was prepared on:

03/12/2024 16:13