

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

6 Carbine Place 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Bundoora

Period-from

01 Feb 2019

to

31 Jan 2020

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

4 Oakden Drive Bundoora VIC 3083	\$1,145,000	01-Nov-19
13 Warramunga Road Bundoora VIC 3083	\$1,358,000	14-Dec-19
7 Di Palma Place Bundoora VIC 3083	\$1,100,000	09-Nov-19

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 February 2020



4 Oakden Drive Bundoora VIC 3083 Sold Price **\$1,145,000** Sold Date **01-Nov-19**

 4  2  4

Distance **0.31km**



13 Warramunga Road Bundoora VIC 3083 Sold Price **\$1,358,000** Sold Date **14-Dec-19**

 5  3  2

Distance **0.33km**



7 Di Palma Place Bundoora VIC 3083 Sold Price **\$1,100,000** Sold Date **09-Nov-19**

 5  3  2

Distance **1.11km**

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

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