

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

8 DILKARA AVENUE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/20 OLYMPIC STREET BUNDOORA VIC 3083	\$500,000	11-Jan-22
2/49 ARTHUR STREET BUNDOORA VIC 3083	\$505,000	20-Nov-21
4/10 FAIRVIEW GROVE WATSONIA VIC 3087	\$510,000	30-Nov-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: 28 March 2022



**3/20 OLYMPIC STREET
BUNDOORA VIC 3083**

 2  2  1

Sold Price **\$500,000** Sold Date **11-Jan-22**

Distance **0.65km**



**2/49 ARTHUR STREET BUNDOORA
VIC 3083**

 2  1  1

Sold Price **\$505,000** Sold Date **20-Nov-21**

Distance **1.37km**



**4/10 FAIRVIEW GROVE
WATSONIA VIC 3087**

 2  1  1

Sold Price **\$510,000** Sold Date **30-Nov-21**

Distance **1.68km**

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

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