

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

7 Daniel Court 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,375

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2018

to

31 Oct 2019

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 Daniel Court Bundoora VIC 3083	\$612,500	27-Jul-19
49 Lea Crescent Bundoora VIC 3083	\$620,000	13-Jul-19
38 Noorong Avenue Bundoora VIC 3083	\$665,000	25-May-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: 26 November 2019



4 Daniel Court Bundoora VIC 3083 Sold Price **\$612,500** Sold Date **27-Jul-19**
Distance **0.04km**

 4  2  1



49 Lea Crescent Bundoora VIC 3083 Sold Price **\$620,000** Sold Date **13-Jul-19**
Distance **0.07km**

 3  1  1



38 Noorong Avenue Bundoora VIC 3083 Sold Price **\$665,000** Sold Date **25-May-19**
Distance **1.06km**

 3  1  1

RS = Recent sale UN = Undisclosed Sale

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