

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 Grosvenor 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

or range
between

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2020

to

31 Oct 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

5 Walden Court Bundoora VIC 3083	\$821,500	13-Jun-21
35 Settlement Road Bundoora VIC 3083	\$790,000	27-Jun-21
105 Arthur Street Bundoora VIC 3083	\$792,000	30-Oct-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: 26 November 2021


5 Walden Court Bundoora VIC 3083
Sold Price
\$821,500
Sold Date
13-Jun-21
 3

 1

 1

Distance
0.97km

35 Settlement Road Bundoora VIC 3083
Sold Price
\$790,000
Sold Date
27-Jun-21
 3

 1

 2

Distance
1.14km

105 Arthur Street Bundoora VIC 3083
Sold Price
^{RS} **\$792,000**
Sold Date
30-Oct-21
 3

 1

 2

Distance
1.49km
RS = Recent sale

UN = Undisclosed Sale

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