

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

8/127 ARTHUR STREET 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2024

to

30 Apr 2025

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

2/128 MCLEANS ROAD BUNDOORA VIC 3083	\$566,000	14-Dec-24
18 BROWNHILL STREET BUNDOORA VIC 3083	\$636,000	19-Apr-25
1/44 JAPONICA STREET BUNDOORA VIC 3083	\$618,500	11-Apr-25

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: 31 May 2025

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2/128 MCLEANS ROAD BUNDOORA VIC 3083

 2  1  1

Sold Price \$566,000 Sold Date 14-Dec-24

Distance **0.51km**



18 BROWNHILL STREET BUNDOORA VIC 3083

 2  1  1

Sold Price

\$636,000 Sold Date 19-Apr-25

Distance **0.84km**



1/44 JAPONICA STREET BUNDOORA VIC 3083

 -  -  -

Sold Price

^{RS} **\$618,500 Sold Date 11-Apr-25**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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