

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

3 Rae 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2020

to

30 Jun 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

4 Witney Way Bundoora VIC 3083	\$880,000	10-Apr-21
16 Walden Court Bundoora VIC 3083	\$852,000	08-May-21
5 Walden Court Bundoora VIC 3083	\$821,500	18-Jun-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: 01 July 2021



4 Witney Way Bundoora VIC 3083 Sold Price **\$880,000** Sold Date **10-Apr-21**
 Distance **0.54km**

 4  2  2



16 Walden Court Bundoora VIC 3083 Sold Price ^{RS} **\$852,000** Sold Date **08-May-21**
 Distance **0.55km**

 4  2  2



5 Walden Court Bundoora VIC 3083 Sold Price ^{RS} **\$821,500** Sold Date **18-Jun-21**
 Distance **0.6km**

 3  1  1

RS = Recent sale UN = Undisclosed Sale

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