

## 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

37 Glenn Crescent Bundoora VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2020

to

31 May 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

9 Norris Crescent Bundoora VIC 3083	\$630,000	25-Feb-21
18 Madison Court Bundoora VIC 3083	\$637,000	22-May-21
69 Darebin Drive Thomastown VIC 3074	\$650,000	01-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: 16 June 2021



**9 Norris Crescent Bundoora VIC 3083**

 3  1  2

Sold Price **\$630,000** Sold Date **25-Feb-21**

Distance **0.18km**

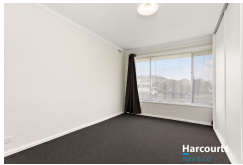


**18 Madison Court Bundoora VIC 3083**

 3  1  -

Sold Price <sup>RS</sup> **\$637,000** Sold Date **22-May-21**

Distance **0.42km**



**69 Darebin Drive Thomastown VIC 3074**

 3  1  2

Sold Price <sup>RS</sup> **\$650,000** Sold Date **01-Jun-21**

Distance **1.96km**

RS = Recent sale      UN = Undisclosed Sale

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