

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

1 Virginia Crescent 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Bundoora

Period-from

01 Jan 2021

to

31 Dec 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

6 Virginia Crescent Bundoora VIC 3083	\$790,000	06-Nov-21
29 Glenn Crescent Bundoora VIC 3083	\$700,000	12-Jul-21
37 Glenn Crescent Bundoora VIC 3083	\$722,000	24-Jul-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: 29 January 2022



6 Virginia Crescent Bundoora VIC 3083

Sold Price

^{RS} **\$790,000**

Sold Date **06-Nov-21**

3 1 2

Distance **0.06km**



29 Glenn Crescent Bundoora VIC 3083

Sold Price

\$700,000

Sold Date **12-Jul-21**

3 1 1

Distance **0.34km**



37 Glenn Crescent Bundoora VIC 3083

Sold Price

\$722,000

Sold Date **24-Jul-21**

3 1 1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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