

## 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

14 Maple Grove 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

Bundoora

Period-from

01 Feb 2019

to

31 Jan 2020

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

3 Carmyle Court Bundoora VIC 3083	\$692,000	14-Dec-19
1 Thor Court Bundoora VIC 3083	\$706,000	11-Sep-19
50 Gleeson Drive Bundoora VIC 3083	\$681,000	30-Nov-19

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: 07 February 2020



**3 Carmyle Court Bundoora VIC 3083**

 3  1  1

Sold Price **\$692,000** Sold Date **14-Dec-19**

Distance **0.32km**



**1 Thor Court Bundoora VIC 3083**

 3  1  1

Sold Price **\$706,000** Sold Date **11-Sep-19**

Distance **0.43km**



**50 Gleeson Drive Bundoora VIC 3083**

 3  1  2

Sold Price **\$681,000** Sold Date **30-Nov-19**

Distance **1.02km**

RS = Recent sale      UN = Undisclosed Sale

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