

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

4 JOSEPH 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

\$840,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2023

to

31 Oct 2024

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

10/11-19 DI PALMA PLACE BUNDOORA VIC 3083	\$835,000	05-Oct-24
8/6 BOADLE ROAD BUNDOORA VIC 3083	\$800,000	27-Apr-24

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 November 2024



**10/11-19 DI PALMA PLACE
BUNDOORA VIC 3083**

 3  2  -

Sold Price ^{RS} **\$835,000** Sold Date **05-Oct-24**

Distance **1.7km**



**8/6 BOADLE ROAD BUNDOORA
VIC 3083**

 3  2  2

Sold Price **\$800,000** Sold Date **27-Apr-24**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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