

## 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

5 RODGER COURT 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

\$825,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Bundoora

Period-from

01 Aug 2022

to

31 Jul 2023

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

Address of comparable property	Price	Date of sale
92 ARTHUR STREET BUNDOORA VIC 3083	\$825,000	17-Jun-23

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: 05 August 2023

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**92 ARTHUR STREET BUNDOORA  
VIC 3083**

 3  2  2

Sold Price

<sup>RS</sup>

**\$825,000**

Sold Date

**17-Jun-23**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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