

## 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

307/1 Flynn Close 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

\$415,000

&

\$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2018

to

31 Oct 2019

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

214/50 Janefield Drive Bundoora VIC 3083	\$435,000	23-Oct-18
107/1 Flynn Close Bundoora VIC 3083	\$420,000	31-Jan-19
32 Waxflower Crescent Bundoora VIC 3083	\$415,000	24-Jun-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: 13 November 2019



**214/50 Janefield Drive Bundoora VIC 3083**

 2  1  1

Sold Price

**\$435,000**

Sold Date

**23-Oct-18**

Distance

**0.14km**



**107/1 Flynn Close Bundoora VIC 3083**

 2  2  1

Sold Price

**\$420,000**

Sold Date

**31-Jan-19**

Distance

-



**32 Waxflower Crescent Bundoora VIC 3083**

 2  2  1

Sold Price

**\$415,000**

Sold Date

**24-Jun-19**

Distance

**1.62km**



**48/80 Enterprise Drive Bundoora VIC 3083**

 2  1  2

Sold Price

Sold Date

**14-Nov-18**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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