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	40 CHEADLE 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~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Bundoora
Period-from	01 Sep 2023	to	31 Aug 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
142 MACORNA STREET WATSONIA NORTH VIC 3087	$1,180,000	29-Jun-24
19 ELLERY STREET BUNDOORA VIC 3083	$1,180,000	11-May-24
23 EASTGATE DRIVE GREENSBOROUGH VIC 3088	$1,130,000	19-Mar-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: 18 September 2024

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142 MACORNA STREET WATSONIA NORTH VIC 3087

4 2 2

Sold Price RS $1,180,000 Sold Date 29-Jun-24

Distance 0.53km



19 ELLERY STREET BUNDOORA VIC 3083

4 2 2

Sold Price $1,180,000 Sold Date 11-May-24

Distance 1.19km



23 EASTGATE DRIVE GREENSBOROUGH VIC 3088

4 2 2

Sold Price $1,130,000 Sold Date 19-Mar-24

Distance 0.85km

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

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