### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	6 Kent Court, Bundoora Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000	\$850,000 & \$900,00
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#### Median sale price

Median price \$851,000	Pro	pperty Type Ho	use	;	Suburb	Bundoora
Period - From 01/10/2024	to	31/12/2024	Sou	urce	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3 Carmyle Ct BUNDOORA 3083	\$800,000	25/09/2024
2	1 Leonard Cr BUNDOORA 3083	\$896,000	07/09/2024
3	4 Marne Ct BUNDOORA 3083	\$788,000	07/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2025 09:38









Rooms: 4

Property Type: House Land Size: 597 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$850,000 - \$900,000 **Median House Price** December quarter 2024: \$851,000

# Comparable Properties



3 Carmyle Ct BUNDOORA 3083 (REI/VG)

**Agent Comments** 

Price: \$800,000 Method: Private Sale Date: 25/09/2024

Property Type: House (Res) Land Size: 536 sqm approx



1 Leonard Cr BUNDOORA 3083 (REI/VG)



**Agent Comments** 

Price: \$896,000 Method: Auction Sale Date: 07/09/2024

Property Type: House (Res) Land Size: 531 sqm approx



4 Marne Ct BUNDOORA 3083 (REI/VG)

Method: Auction Sale



Price: \$788,000

Date: 07/09/2024 Property Type: House (Res) Land Size: 555 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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