

# 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

6 Kent Court, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$851,000

Property Type House

Suburb Bundoora

Period - From 01/10/2024

to 31/12/2024

Source 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	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 comparable properties 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



 3    1    3

**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**

 3    1    2

**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**

 3    1    2

**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)**

**Agent Comments**

 3    1    2

**Price:** \$788,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** House (Res)  
**Land Size:** 555 sqm approx

**Account - Barry Plant** | P: 03 9842 8888