# 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

2A GRAY COURT 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	\$1,150,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$876,500	Prop	operty type House		Suburb	Bundoora		
Period-from	01 Feb 2024	to	31 Jan 2	2025	025 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
17 WARRAMUNGA ROAD BUNDOORA VIC 3083	\$1,170,000	22-Nov-24
12A GORDON STREET BUNDOORA VIC 3083	\$1,110,000	30-Jan-25
17 WINDMILL STREET BUNDOORA VIC 3083	\$1,151,000	07-Dec-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: 06 February 2025



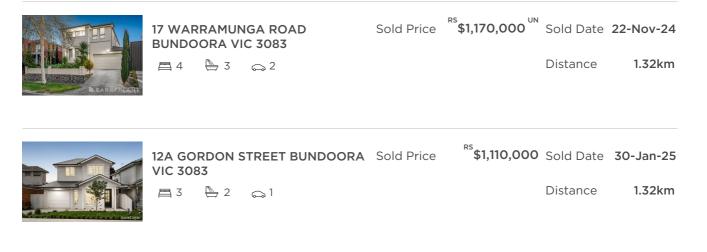
consumer.vic.gov.au



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17 WINDMILL STREET BUNDOORA VIC 3083		Sold Price	<sup>RS</sup> <b>\$1,151,000</b> <sup>UN</sup>	Sold Date	07-Dec-24	
<b>四</b> 4		ç <b>⇒</b> 2			Distance	1.65km

RS = Recent sale UN = Undisclosed Sale

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