

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$876,500

Property type

House

Suburb

Bundoora

Period-from

01 Feb 2024

to

31 Jan 2025

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



## 17 WARRAMUNGA ROAD BUNDOORA VIC 3083

 4  3  2

Sold Price <sup>RS</sup> **\$1,170,000** <sup>UN</sup> Sold Date **22-Nov-24**

Distance **1.32km**



## 12A GORDON STREET BUNDOORA VIC 3083

 3  2  1

Sold Price <sup>RS</sup> **\$1,110,000** Sold Date **30-Jan-25**

Distance **1.32km**



## 17 WINDMILL STREET BUNDOORA VIC 3083

 4  2  2

Sold Price <sup>RS</sup> **\$1,151,000** <sup>UN</sup> Sold Date **07-Dec-24**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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