# 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

4 Edinburgh Circuit 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	\$590,000	&	\$620,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$433,000	Property type		Unit		Suburb Bundoora	
Period-from	01 Feb 2020	to	31 Jan 2	2021	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	
6 Edinburgh Circuit Bundoora VIC 3083	\$624,000	19-Dec-20	
4 Paloma Court Bundoora VIC 3083	\$638,500	28-Nov-20	

#### 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: 01 February 2021



consumer.vic.gov.au



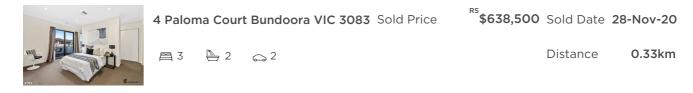
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	6 Edinburgh Circuit Bundoora VIC 3083			Sold Price	<sup>RS</sup> \$624,000	Sold Date	19-Dec-20
6 conjugar	昌 3	2	<b>⇔</b> 1			Distance	0.01km



#### RS = Recent sale UN = Undisclosed Sale

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