

## 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](http://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 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



### 6 Edinburgh Circuit Bundoora VIC 3083

Sold Price

<sup>RS</sup>
**\$624,000**

Sold Date

**19-Dec-20**


3



2



1

Distance

**0.01km**


### 4 Paloma Court Bundoora VIC 3083

Sold Price

<sup>RS</sup>
**\$638,500**

Sold Date

**28-Nov-20**


3



2



2

Distance

**0.33km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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