

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

40 BRANDON CRESCENT 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2023

to

31 Oct 2024

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

5 HEALY COURT WATSONIA NORTH VIC 3087	\$1,375,000	14-Sep-24
113 EDMUND RICE PARADE BUNDOORA VIC 3083	\$1,356,500	07-Nov-24
40 CHEADLE CRESCENT BUNDOORA VIC 3083	\$1,280,000	30-Sep-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.~~

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**5 HEALY COURT WATSONIA
NORTH VIC 3087**

 4  2  2

Sold Price ^{RS} **\$1,375,000** Sold Date **14-Sep-24**

Distance **0.07km**



**113 EDMUND RICE PARADE
BUNDOORA VIC 3083**

 4  2  2

Sold Price ^{RS} **\$1,356,500** Sold Date **07-Nov-24**

Distance **0.48km**



**40 CHEADLE CRESCENT
BUNDOORA VIC 3083**

 4  2  2

Sold Price ^{RS} **\$1,280,000** Sold Date **30-Sep-24**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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