

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

3 SHOALHAVEN STREET 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

\$860,000

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

34 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$1,400,000	16-Sep-24
22 DAISY DRIVE BUNDOORA VIC 3083	\$1,360,000	05-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: 25 February 2025



**34 SNAKE GULLY DRIVE
BUNDOORA VIC 3083**

 4  2  2

Sold Price **\$1,400,000** Sold Date **16-Sep-24**

Distance **0.37km**



**22 DAISY DRIVE BUNDOORA VIC
3083**

 4  2  3

Sold Price **\$1,360,000** Sold Date **05-Dec-24**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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