

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

9 BRITTEN COURT 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,500

Property type

House

Suburb

Bundoora

Period-from

01 Jan 2024

to

31 Dec 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 MADISON COURT BUNDOORA VIC 3083	\$670,000	02-Nov-24
11 SHARMAN COURT BUNDOORA VIC 3083	\$702,500	28-Aug-24
129 SETTLEMENT ROAD BUNDOORA VIC 3083	\$625,000	09-Nov-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: 29 January 2025

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**5 MADISON COURT BUNDOORA
VIC 3083**

 3  1  1

Sold Price **\$670,000** Sold Date **02-Nov-24**

Distance **1.99km**



**11 SHARMAN COURT BUNDOORA
VIC 3083**

 3  1  2

Sold Price **\$702,500** Sold Date **28-Aug-24**

Distance **0.4km**



**129 SETTLEMENT ROAD
BUNDOORA VIC 3083**

 3  1  2

Sold Price **\$625,000** Sold Date **09-Nov-24**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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