

## 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

14 WILLUNGA WAY BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,000

Property type

House

Suburb

Bundoora

Period-from

01 Aug 2023

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 17 MAT RUSH AVENUE BUNDOORA VIC 3083 | \$691,500 | 04-May-24 |
| 7 CUT LEAF COURT BUNDOORA VIC 3083   | \$675,000 | 08-Feb-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: 07 August 2024

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**17 MAT RUSH AVENUE BUNDOORA VIC 3083** Sold Price **\$691,500** Sold Date **04-May-24**

 3  2  2

Distance **0.64km**



**7 CUT LEAF COURT BUNDOORA VIC 3083** Sold Price **\$675,000** Sold Date **08-Feb-24**

 3  2  2

Distance **0.68km**

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

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