

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

7 CARBINE PLACE 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

\$1,425,000

&

\$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2023

to

31 May 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

14 OAKDEN DRIVE BUNDOORA VIC 3083

-

21-May-24

19 PROSPECT HILL DRIVE BUNDOORA VIC 3083

\$1,445,000

26-Aug-23

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 June 2024

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14 OAKDEN DRIVE BUNDOORA VIC 3083
 5
 3
 4

RS - UN

Sold Date **21-May-24**

Distance **0.3km**

19 PROSPECT HILL DRIVE BUNDOORA VIC 3083
 5
 3
 2

Sold Price

\$1,445,000

Sold Date **26-Aug-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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