

## 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

8 TRAFALGAR CRESCENT 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Mar 2024

to

28 Feb 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

484 GRIMSHAW STREET BUNDOORA VIC 3083	\$800,000	08-Mar-25
10 TAIT COURT BUNDOORA VIC 3083	\$808,000	02-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: 18 March 2025

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**484 GRIMSHAW STREET  
BUNDOORA VIC 3083**

 4  2  2

Sold Price

<sup>RS</sup> **\$800,000** Sold Date **08-Mar-25**

Distance **0.4km**



**10 TAIT COURT BUNDOORA VIC  
3083**

 4  2  2

Sold Price

**\$808,000** Sold Date **02-Nov-24**

Distance **1.17km**

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

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