

## 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

5 CHAMPION CRESCENT BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$884,000

Property type

House

Suburb

Bundoora

Period-from

01 May 2021

to

30 Apr 2022

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

6 SENIOR COURT WATSONIA NORTH VIC 3087	\$800,000	05-Mar-22
39 CAMERON PARADE BUNDOORA VIC 3083	\$772,000	19-Feb-22
71 WALLARA CRESCENT BUNDOORA VIC 3083	\$741,000	19-Mar-22

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: 09 May 2022



**6 SENIOR COURT WATSONIA  
NORTH VIC 3087**

 3  1  2

Sold Price **\$800,000** Sold Date **05-Mar-22**

Distance **0.77km**



**39 CAMERON PARADE  
BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$772,000** Sold Date **19-Feb-22**

Distance **1.05km**



**71 WALLARA CRESCENT  
BUNDOORA VIC 3083**

 3  1  2

Sold Price <sup>RS</sup> **\$741,000** Sold Date **19-Mar-22**

Distance **1.39km**

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

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