

## 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 Paloma Court 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2018

to

31 Aug 2019

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

|  |           |           |
|--|-----------|-----------|
| 42 Zara Close Bundoora VIC 3083        | \$691,000 | 05-Jun-19 |
| 3 Edinburgh Circuit Bundoora VIC 3083  | \$604,500 | 05-Sep-19 |
| 7 Greenwich Crescent Bundoora VIC 3083 | \$627,000 | 09-Aug-19 |

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: 20 September 2019



**42 Zara Close Bundoora VIC 3083**

Sold Price

**\$691,000**

Sold Date

**05-Jun-19**

 3  2  2

Distance

**0.12km**



**3 Edinburgh Circuit Bundoora VIC 3083**

Sold Price

**\$604,500<sup>UN</sup>**

Sold Date

**05-Sep-19**

 3  2  1

Distance

**0.34km**



**7 Greenwich Crescent Bundoora VIC 3083**

Sold Price

**\$627,000**

Sold Date

**09-Aug-19**

 3  2  1

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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