

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

3 EDINBURGH CIRCUIT 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2022

to

31 May 2023

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

7 SURREY COURT BUNDOORA VIC 3083	\$715,000	14-Jan-23
12 EDINBURGH CIRCUIT BUNDOORA VIC 3083	\$677,500	27-Jan-23
12 GREENWICH CRESCENT BUNDOORA VIC 3083	\$706,000	17-Jan-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: 15 June 2023



7 SURREY COURT BUNDOORA VIC 3083

Sold Price

\$715,000

Sold Date

14-Jan-23

 4  3  2

Distance

0.19km



12 EDINBURGH CIRCUIT BUNDOORA VIC 3083

Sold Price

\$677,500

Sold Date

27-Jan-23

 3  2  2

Distance

0.05km



12 GREENWICH CRESCENT BUNDOORA VIC 3083

Sold Price

\$706,000

Sold Date

17-Jan-23

 3  2  2

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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