

## 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

15 MANCHESTER 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Jan 2023

to

31 Dec 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

35 MANCHESTER CRESCENT BUNDOORA VIC 3083	\$720,000	06-Dec-23
7 EDINBURGH CIRCUIT BUNDOORA VIC 3083	\$735,000	09-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: 15 January 2024

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**35 MANCHESTER CRESCENT  
BUNDOORA VIC 3083**

 3  2  1

Sold Price <sup>RS</sup> **\$720,000** Sold Date **06-Dec-23**

Distance **0.09km**



**7 EDINBURGH CIRCUIT  
BUNDOORA VIC 3083**

 3  2  1

Sold Price **\$735,000** Sold Date **09-Aug-23**

Distance **0.15km**

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

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