

## 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

60 BENDORAN 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2022

to

31 Aug 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

55 BENDORAN CRESCENT BUNDOORA VIC 3083	\$850,000	07-Sep-22
6 SUTTON COURT BUNDOORA VIC 3083	\$815,000	16-Sep-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: 27 September 2023

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**55 BENDORAN CRESCENT  
BUNDOORA VIC 3083**

 3  1  4

Sold Price

**\$850,000**

Sold Date **07-Sep-22**

Distance

**0.08km**



**6 SUTTON COURT BUNDOORA VIC  
3083**

 3  1  2

Sold Price

<sup>RS</sup>**\$815,000**

Sold Date **16-Sep-23**

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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