

## 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

35 QUEENS GARDENS 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

\$1,480,000

&

\$1,560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Mar 2024

to

28 Feb 2025

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

4 HANOVER ROAD BUNDOORA VIC 3083	\$1,580,000	12-Oct-24
21 QUEENS GARDENS BUNDOORA VIC 3083	\$1,420,000	21-Dec-24
5 MALONEY RISE BUNDOORA VIC 3083	\$1,490,000	15-Mar-25

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.~~

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#### 4 HANOVER ROAD BUNDOORA VIC 3083

 4  2  2

Sold Price **\$1,580,000** Sold Date **12-Oct-24**

Distance **0.13km**



#### 21 QUEENS GARDENS BUNDOORA VIC 3083

 4  2  2

Sold Price **\$1,420,000** Sold Date **21-Dec-24**

Distance **0.13km**



#### 5 MALONEY RISE BUNDOORA VIC 3083

 4  2  2

Sold Price <sup>RS</sup> **\$1,490,000** Sold Date **15-Mar-25**

Distance **1.16km**

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

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