

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 YALE PLACE 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Oct 2023

to

30 Sep 2024

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

3 CARMYLE COURT BUNDOORA VIC 3083	\$800,000	30-Sep-24
279 GREENHILLS ROAD BUNDOORA VIC 3083	\$735,000	07-Sep-24
4 RAE COURT BUNDOORA VIC 3083	\$781,000	03-Aug-24

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: 09 October 2024

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**3 CARMYLE COURT BUNDOORA
VIC 3083**

 3  1  2

Sold Price

^{RS} **\$800,000** Sold Date **30-Sep-24**

Distance **0.8km**



**279 GREENHILLS ROAD
BUNDOORA VIC 3083**

 3  1  2

Sold Price

^{RS} **\$735,000** Sold Date **07-Sep-24**

Distance **1.85km**



**4 RAE COURT BUNDOORA VIC
3083**

 3  1  1

Sold Price

\$781,000 Sold Date **03-Aug-24**

Distance **0.98km**

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

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