

## 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 TRAFALGAR 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

\$930,000

&

\$1,000,000

### 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

8 SHELLEY AVENUE BUNDOORA VIC 3083	\$1,005,000	10-Jun-23
5 CHESTER PLACE BUNDOORA VIC 3083	\$939,000	17-Jun-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: 18 September 2023

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**8 SHELLEY AVENUE BUNDOORA  
VIC 3083**

 3  2  4

Sold Price

**\$1,005,000**

Sold Date

**10-Jun-23**

Distance

**0.5km**



**5 CHESTER PLACE BUNDOORA  
VIC 3083**

 3  2  2

Sold Price

**\$939,000**

Sold Date

**17-Jun-23**

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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