

## 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

102 BRAMBLE 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Feb 2024

to

31 Jan 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 17 WINDMILL STREET BUNDOORA VIC 3083 | \$1,151,000 | 07-Dec-24 |
| 3 VELVET AVENUE BUNDOORA VIC 3083    | \$1,113,000 | 08-Feb-25 |
| 14 VELVET AVENUE BUNDOORA VIC 3083   | \$1,190,000 | 08-Feb-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.~~

This Statement of Information was prepared on: 19 February 2025



## 17 WINDMILL STREET BUNDOORA VIC 3083

 4  2  2

Sold Price

**\$1,151,000**

Sold Date **07-Dec-24**

Distance

**0.24km**



## 3 VELVET AVENUE BUNDOORA VIC 3083

 4  2  2

Sold Price

<sup>RS</sup> **\$1,113,000**

Sold Date **08-Feb-25**

Distance

**0.45km**



## 14 VELVET AVENUE BUNDOORA VIC 3083

 4  2  2

Sold Price

<sup>RS</sup> **\$1,190,000**

Sold Date **08-Feb-25**

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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