

## 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

17 CAMERON PARADE 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 72 CAMERON PARADE BUNDOORA VIC 3083   | \$860,000 | 22-Mar-25 |
| 24 LARTER COURT BUNDOORA VIC 3083     | \$835,000 | 12-Apr-25 |
| 484 GRIMSHAW STREET BUNDOORA VIC 3083 | \$800,000 | 08-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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**72 CAMERON PARADE  
BUNDOORA VIC 3083**

 3  2  1

Sold Price **\$860,000** Sold Date **22-Mar-25**

Distance **0.45km**



**24 LARTER COURT BUNDOORA  
VIC 3083**

 3  2  2

Sold Price <sup>RS</sup> **\$835,000** Sold Date **12-Apr-25**

Distance **0.98km**



**484 GRIMSHAW STREET  
BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$800,000** Sold Date **08-Mar-25**

Distance **0.34km**

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

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