

## 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

2 COLE COURT 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

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Bundoora

Period-from

01 May 2024

to

30 Apr 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

16 SUSSEX STREET BUNDOORA VIC 3083	\$879,000	14-Dec-24
23 MEAKIN STREET WATSONIA NORTH VIC 3087	\$905,000	17-May-25
6 KENT COURT BUNDOORA VIC 3083	\$910,000	20-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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**16 SUSSEX STREET BUNDOORA  
VIC 3083**

 3  1  2

Sold Price **\$879,000** Sold Date **14-Dec-24**

Distance **0.3km**



**23 MEAKIN STREET WATSONIA  
NORTH VIC 3087**

 3  1  2

Sold Price <sup>RS</sup> **\$905,000** Sold Date **17-May-25**

Distance **1.07km**



**6 KENT COURT BUNDOORA VIC  
3083**

 3  1  3

Sold Price <sup>RS</sup> **\$910,000** Sold Date **20-Mar-25**

Distance **1.39km**

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

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