

## 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

46 CLOVEMONT WAY 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

\$1,690,000

&

\$1,760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2024

to

31 May 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

73 BLOSSOM PARK DRIVE MILL PARK VIC 3082

\$1,620,000

29-Mar-25

5 ISABELLE COURT MILL PARK VIC 3082

\$1,740,000

26-Apr-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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**73 BLOSSOM PARK DRIVE MILL  
PARK VIC 3082**

 4  3  7

Sold Price <sup>RS</sup> **\$1,620,000** Sold Date **29-Mar-25**

Distance **1.83km**



**5 ISABELLE COURT MILL PARK VIC  
3082**

 4  2  2

Sold Price <sup>RS</sup> **\$1,740,000** Sold Date **26-Apr-25**

Distance **1.43km**

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

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