

## 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

55 NOVA CIRCUIT 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2024

to

31 Mar 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

49 NOVA CIRCUIT BUNDOORA VIC 3083	\$695,000	05-Nov-24
3/1 BENT STREET BUNDOORA VIC 3083	\$693,500	25-Sep-24

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: 08 April 2025

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**49 NOVA CIRCUIT BUNDOORA VIC 3083** Sold Price

**\$695,000** Sold Date **05-Nov-24**

 2  2  1

Distance **0km**



**3/1 BENT STREET BUNDOORA VIC 3083** Sold Price

**\$693,500** Sold Date **25-Sep-24**

 2  2  1

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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