

## 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

59 VIRGINIA CRESCENT 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

\$850,000

&

\$935,000

### 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

9 CHER AVENUE BUNDOORA VIC 3083	\$865,000	14-Dec-24
9 HILL VIEW COURT BUNDOORA VIC 3083	\$923,000	05-Oct-24
49 GREENHILLS ROAD BUNDOORA VIC 3083	\$890,000	13-Dec-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: 27 February 2025



## 9 CHER AVENUE BUNDOORA VIC 3083

 4  2  2

Sold Price

**\$865,000**

Sold Date

**14-Dec-24**

Distance

**0.52km**



## 9 HILL VIEW COURT BUNDOORA VIC 3083

 4  2  2

Sold Price

**\$923,000**

Sold Date

**05-Oct-24**

Distance

**0.94km**



## 49 GREENHILLS ROAD BUNDOORA VIC 3083

 4  2  2

Sold Price

**\$890,000**

Sold Date

**13-Dec-24**

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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