

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

61 JAPONICA STREET BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$875,000

&

\$925,000

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

3 PRIMULA CLOSE BUNDOORA VIC 3083	\$885,001	12-Dec-24
49 GREENHILLS ROAD BUNDOORA VIC 3083	\$890,000	13-Dec-24
32 JANET CRESCENT BUNDOORA VIC 3083	\$875,000	18-Nov-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: 14 May 2025

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**3 PRIMULA CLOSE BUNDOORA VIC 3083**

Sold Price

\$885,001 Sold Date **12-Dec-24** 4  2  2Distance **0.39km****49 GREENHILLS ROAD
BUNDOORA VIC 3083**

Sold Price

\$890,000 Sold Date **13-Dec-24** 4  2  2Distance **0.91km****32 JANET CRESCENT BUNDOORA
VIC 3083**

Sold Price

\$875,000 Sold Date **18-Nov-24** 4  2  2Distance **0.44km****RS** = Recent sale**UN** = Undisclosed Sale

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