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	3/5 NOVA CIRCUIT 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	$675,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Bundoora
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Cotality

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
5/30 SCOTT GROVE KINGSBURY VIC 3083	$665,000	30-Jan-25
55 NOVA CIRCUIT BUNDOORA VIC 3083	$650,000	07-Jan-25
51 NOVA CIRCUIT BUNDOORA VIC 3083	$645,000	12-May-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.~~

This Statement of Information was prepared on: 24 July 2025

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5/30 SCOTT GROVE KINGSBURY VIC 3083

2 2 1

Sold Price **$665,000** Sold Date **30-Jan-25**

Distance **1.34km**



55 NOVA CIRCUIT BUNDOORA VIC 3083

2 2 -

Sold Price **$650,000** Sold Date **07-Jan-25**

Distance **0.05km**



51 NOVA CIRCUIT BUNDOORA VIC 3083

2 2 1

Sold Price **$645,000** Sold Date **12-May-25**

Distance **0.05km**

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

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