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	5 ACACIA COURT 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	$740,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,000	Property type	House	Suburb	Bundoora
Period-from	01 Jul 2023	to	30 Jun 2024	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
7 GREENWOOD DRIVE BUNDOORA VIC 3083	$807,000	17-Feb-24
12 SANDHURST CRESCENT BUNDOORA VIC 3083	$785,000	16-Mar-24
33 NORFOLK CRESCENT BUNDOORA VIC 3083	$820,000	23-Mar-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: 04 July 2024

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7 GREENWOOD DRIVE BUNDOORA VIC 3083

3 1 2

Sold Price **$807,000** Sold Date **17-Feb-24**

Distance **0.59km**



12 SANDHURST CRESCENT BUNDOORA VIC 3083

3 1 2

Sold Price **$785,000** Sold Date **16-Mar-24**

Distance **1.24km**



33 NORFOLK CRESCENT BUNDOORA VIC 3083

3 1 2

Sold Price **$820,000** Sold Date **23-Mar-24**

Distance **0.49km**

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

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