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 Carmyle Court, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $820,000

Median sale price

Median price $900,000 Property Type House Suburb Bundoora

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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
1	9 Bingham Ct BUNDOORA 3083	$815,000	05/10/2024
2	129 Cameron Pde BUNDOORA 3083	$835,000	21/09/2024
3	4 Marne Ct BUNDOORA 3083	$788,000	07/09/2024

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 six months.~~

This Statement of Information was prepared on: 09/10/2024 13:52

3 Carmyle Court, Bundoora Vic 3083

McGrath

Maggie Sun
03 9889 8800
0425 790 930
maggiesun@mcgrath.com.au



3 1 2

Property Type: House
Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price
$820,000
Median House Price
June quarter 2024: $900,000

Comparable Properties



9 Bingham Ct BUNDOORA 3083 (REI)

3 1 1

Price: $815,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



129 Cameron Pde BUNDOORA 3083 (REI)

3 1 2

Price: $835,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



4 Marne Ct BUNDOORA 3083 (REI)

3 1 2

Price: $788,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments

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