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	53 CAROLYN CRESCENT 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	$750,000	&	$800,000

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
27 BOSTON ROAD BUNDOORA VIC 3083	$780,000	22-Mar-25
23 JUDITH STREET BUNDOORA VIC 3083	$799,000	21-Dec-24
484 GRIMSHAW STREET BUNDOORA VIC 3083	$800,000	08-Mar-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.~~

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27 BOSTON ROAD BUNDOORA VIC 3083

3 1 2

Sold Price RS $780,000 Sold Date 22-Mar-25

Distance 0.18km



23 JUDITH STREET BUNDOORA VIC 3083

3 1 1

Sold Price $799,000 Sold Date 21-Dec-24

Distance 0.43km



484 GRIMSHAW STREET BUNDOORA VIC 3083

3 2 2

Sold Price $800,000 Sold Date 08-Mar-25

Distance 0.93km

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

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