

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,500

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2023

to

31 Aug 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

12 CAROLYN CRESCENT BUNDOORA VIC 3083	817000	27-Apr-24
76 ARTHUR STREET BUNDOORA VIC 3083	805000	22-Jun-24
33 NORFOLK CRESCENT BUNDOORA VIC 3083	820000	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: 07 September 2024



**12 CAROLYN CRESCENT
BUNDOORA VIC 3083**

3 2 2

Sold Price

817000

Sold Date **27-Apr-24**

Distance

1.57km



**76 ARTHUR STREET BUNDOORA
VIC 3083**

3 1 2

Sold Price

805000

Sold Date **22-Jun-24**

Distance

1.44km



**33 NORFOLK CRESCENT
BUNDOORA VIC 3083**

3 1 2

Sold Price

820000

Sold Date **23-Mar-24**

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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