

## 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

17 MAT RUSH AVENUE BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2023

to

31 Mar 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 CUT LEAF COURT BUNDOORA VIC 3083	\$675,000	13-Feb-24
2/247 BETULA AVENUE MILL PARK VIC 3082	\$620,000	16-Mar-24
42 CHANCELLOR AVENUE BUNDOORA VIC 3083	-	19-Feb-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: 17 April 2024

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**7 CUT LEAF COURT BUNDOORA  
VIC 3083**

 3  2  2

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date

**13-Feb-24**

Distance

**0.04km**



**2/247 BETULA AVENUE MILL PARK  
VIC 3082**

 3  1  1

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**16-Mar-24**

Distance

**1.11km**



**42 CHANCELLOR AVENUE  
BUNDOORA VIC 3083**

 3  2  2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date

**19-Feb-24**

Distance

**1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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