

## 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

37 VIRGINIA CRESCENT 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$849,500

Property type

House

Suburb

Bundoora

Period-from

01 Jan 2023

to

31 Dec 2023

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

275 GREENHILLS ROAD BUNDOORA VIC 3083	\$801,000	23-Dec-23
154 MCLEANS ROAD BUNDOORA VIC 3083	\$736,000	16-Dec-23
29 MEDORA AVENUE BUNDOORA VIC 3083	\$769,000	23-Dec-23

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: 15 January 2024

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**275 GREENHILLS ROAD  
BUNDOORA VIC 3083**

 3  1  2

Sold Price <sup>RS</sup> **\$801,000** Sold Date **23-Dec-23**

Distance **0.17km**



**154 MCLEANS ROAD BUNDOORA  
VIC 3083**

 3  1  2

Sold Price <sup>RS</sup> **\$736,000** Sold Date **16-Dec-23**

Distance **0.33km**



**29 MEDORA AVENUE BUNDOORA  
VIC 3083**

 3  1  2

Sold Price <sup>RS</sup> **\$769,000** Sold Date **23-Dec-23**

Distance **0.91km**

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

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