

## 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

57 CAROLYN 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

\$750,000

&

\$820,000

### 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

8 TARATA COURT BUNDOORA VIC 3083	\$757,000	10-Dec-23
4 THORNTON AVENUE BUNDOORA VIC 3083	\$846,000	02-Mar-24
2 STEVEN COURT BUNDOORA VIC 3083	\$830,000	16-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: 09 April 2024

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**8 TARATA COURT BUNDOORA VIC 3083** Sold Price

<sup>RS</sup> **\$757,000** Sold Date **10-Dec-23**

 3  1  5

Distance **1.59km**



**4 THORNTON AVENUE BUNDOORA VIC 3083** Sold Price

<sup>RS</sup> **\$846,000** Sold Date **02-Mar-24**

 3  1  4

Distance **1.52km**



**2 STEVEN COURT BUNDOORA VIC 3083** Sold Price

<sup>RS</sup> **\$830,000** Sold Date **16-Mar-24**

 3  1  2

Distance **0.32km**

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

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