

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

7 CAITLYN 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2023

to

31 May 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

16 CRANBERRY PLACE BUNDOORA VIC 3083	\$1,250,000	09-Mar-24
137 BETULA AVENUE BUNDOORA VIC 3083	\$1,208,000	25-May-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.

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**16 CRANBERRY PLACE
BUNDOORA VIC 3083**

4 2 2

Sold Price **\$1,250,000** Sold Date **09-Mar-24**

Distance **0.92km**



**137 BETULA AVENUE BUNDOORA
VIC 3083**

4 2 2

Sold Price ^{RS} **\$1,208,000** Sold Date **25-May-24**

Distance **1.26km**

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

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