

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

2/6 BOADLE ROAD 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,100

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2023

to

30 Sep 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

5/6 BOADLE ROAD BUNDOORA VIC 3083	\$541,500	13-Jul-24
29/70 GRANGE BOULEVARD BUNDOORA VIC 3083	\$500,000	17-Sep-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: 14 October 2024

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**5/6 BOADLE ROAD BUNDOORA
VIC 3083** 2  1  1

Sold Price

^{RS}**\$541,500**

Sold Date

13-Jul-24

Distance

0.02km**29/70 GRANGE BOULEVARD
BUNDOORA VIC 3083** 2  2  1

Sold Price

^{RS}**\$500,000**

Sold Date

17-Sep-24

Distance

0.29km**RS** = Recent sale**UN** = Undisclosed Sale

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