

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

9/121 GRANGE BOULEVARD 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2021

to

30 Sep 2022

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

6/121 GRANGE BOULEVARD BUNDOORA VIC 3083	\$487,000	10-Jul-22
13/70 GRANGE BOULEVARD BUNDOORA VIC 3083	\$495,000	28-Sep-22
3/1376 PLENTY ROAD BUNDOORA VIC 3083	\$540,000	27-Apr-22

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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**6/121 GRANGE BOULEVARD
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$487,000** Sold Date **10-Jul-22**

Distance **0.01km**



**13/70 GRANGE BOULEVARD
BUNDOORA VIC 3083**

 2  2  2

Sold Price ^{RS} **\$495,000** Sold Date **28-Sep-22**

Distance **0.06km**



**3/1376 PLENTY ROAD BUNDOORA
VIC 3083**

 2  1  1

Sold Price **\$540,000** Sold Date **27-Apr-22**

Distance **1.73km**

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

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