

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 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2024

to

31 Mar 2025

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 ANN COURT BUNDOORA VIC 3083	1330000	01-Mar-25
45 OAKDEN DRIVE BUNDOORA VIC 3083	1650000	07-Oct-24
6 CARBINE PLACE BUNDOORA VIC 3083	1438000	03-Feb-25

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: 02 April 2025

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 <p>RENTAL APPRAISAL A rental appraisal has been completed on this property by our expert team with a weekly estimated return of \$800PW - \$850PW</p> <p>JOSH CALIGURI Licensed Real Estate Agent 0430 100 944 jcaliguri@barryplant.com.au</p> <p>BARRYPLANT CoreLogic</p>	8 ANN COURT BUNDOORA VIC 3083	Sold Price	^{RS} 1330000	Sold Date	01-Mar-25
	 4  2  2			Distance	1.56km
	45 OAKDEN DRIVE BUNDOORA VIC 3083	Sold Price	1650000	Sold Date	07-Oct-24
	 4  2  2			Distance	0.52km
	6 CARBINE PLACE BUNDOORA VIC 3083	Sold Price	1438000	Sold Date	03-Feb-25
	 4  2  2			Distance	0.26km

RS = Recent sale UN = Undisclosed Sale

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