

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

24 Collared Close, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$645,000

Median sale price

Median price \$690,000

Property Type Townhouse

Suburb Bundoora

Period - From 06/11/2023

to 05/11/2024

Source REIV

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 six 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
1	1/12 Benjamin CI BUNDOORA 3083	\$638,000	26/09/2024
2	3/1 Bent St BUNDOORA 3083	\$693,500	25/09/2024
3	6/6 Boadle Rd BUNDOORA 3083	\$585,000	13/07/2024

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 six months.~~

This Statement of Information was prepared on:

06/11/2024 15:23



Rooms: 5
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$645,000
Median Townhouse Price
 06/11/2023 - 05/11/2024: \$690,000

Comparable Properties



1/12 Benjamin CI BUNDOORA 3083 (REI)

Agent Comments



Price: \$638,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 325 sqm approx



3/1 Bent St BUNDOORA 3083 (REI)

Agent Comments



Price: \$693,500
Method: Private Sale
Date: 25/09/2024
Property Type: Townhouse (Res)



6/6 Boadle Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Townhouse (Res)
Land Size: 117 sqm approx

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