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	24 Collared Close, Bundoora Vic 3083
Including suburb and	
postcode	

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	Pro	perty Type	Townhous	е	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

Add	dress 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 comparableproperties 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)





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



3/1 Bent St BUNDOORA 3083 (REI)





Price: \$693,500 Method: Private Sale Date: 25/09/2024

Property Type: Townhouse (Res)

Agent Comments



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

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Price: \$585.000 Method: Auction Sale

Date: 13/07/2024 Property Type: Townhouse (Res) Land Size: 117 sqm approx

Agent Comments

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415





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