

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

209/1 FLYNN CLOSE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2023

to

31 Oct 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

7/42 ORMOND BOULEVARD BUNDOORA VIC 3083	\$439,000	19-Sep-24
310/50 JANEFIELD DRIVE BUNDOORA VIC 3083	\$420,000	05-Jul-24
104/83 JANEFIELD DRIVE BUNDOORA VIC 3083	\$400,000	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.

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**7/42 ORMOND BOULEVARD
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$439,000** Sold Date **19-Sep-24**

Distance **0.27km**



**310/50 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$420,000** Sold Date **05-Jul-24**

Distance **0.14km**



**104/83 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$400,000** Sold Date **17-Sep-24**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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