

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

30 Ormond Boulevard, Bundoora Vic 3083

Indicative selling price

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

Range between

\$980,000

&

\$1,078,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Bundoora

Period - From

01/04/2023

to

30/06/2023

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	13 Brandon Cr BUNDOORA 3083	\$1,050,000	17/06/2023
2	74 Betula Av BUNDOORA 3083	\$1,000,000	01/07/2023
3	5 Blossom Park Dr MILL PARK 3082	\$980,000	22/08/2023

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:

02/09/2023 17:50



4 3 2

Property Type: House

Land Size: 421 sqm approx

Agent Comments

Comparable Properties



13 Brandon Cr BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 501 sqm approx



74 Betula Av BUNDOORA 3083 (REI/VG)

Agent Comments

5 3 3

Price: \$1,000,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 542 sqm approx



5 Blossom Park Dr MILL PARK 3082 (REI)

Agent Comments

4 2 2

Price: \$980,000

Method: Private Sale

Date: 22/08/2023

Property Type: House (Res)