

# 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

12 Grange Boulevard, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$929,500

### Median sale price

Median price \$893,500

Property Type House

Suburb Bundoora

Period - From 01/07/2024

to 30/09/2024

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	8 Latrobe Av BUNDOORA 3083	\$900,000	26/10/2024
2	36 Cameron Pde BUNDOORA 3083	\$950,000	19/10/2024
3	10 Keats Av KINGSBURY 3083	\$930,000	24/08/2024

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:

09/11/2024 14:36

12 Grange Boulevard, Bundoora Vic 3083



3 2 2

**Property Type:** House  
**Land Size:** 469 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$929,500  
**Median House Price**  
September quarter 2024: \$893,500

## Comparable Properties



**8 Latrobe Av BUNDOORA 3083 (REI)**

**Agent Comments**

3 2 2

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 532 sqm approx



**36 Cameron Pde BUNDOORA 3083 (REI)**

**Agent Comments**

4 2 3

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)  
**Land Size:** 543 sqm approx



**10 Keats Av KINGSBURY 3083 (REI)**

**Agent Comments**

3 2 2

**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx

**Account -** Jellis Craig | P: 03 94598111



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