

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

11A/48 Boadle Road 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2018

to

31 Oct 2019

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

107/5 Zenith Rise Bundoora VIC 3083	\$390,000	03-Oct-19
11/50 Boadle Road Bundoora VIC 3083	\$344,000	11-Jun-19
11/117 Plenty Road Bundoora VIC 3083	\$492,000	21-Sep-19

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.~~

This Statement of Information was prepared on: 19 November 2019



107/5 Zenith Rise Bundoora VIC 3083

 2  2  1

Sold Price

^{RS}

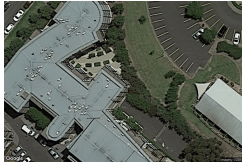
\$390,000

Sold Date

03-Oct-19

Distance

1.1km



11/50 Boadle Road Bundoora VIC 3083

 2  1  1

Sold Price

\$344,000

Sold Date

11-Jun-19

Distance

0.06km



11/117 Plenty Road Bundoora VIC 3083

 2  1  1

Sold Price

^{RS}

\$492,000

Sold Date

21-Sep-19

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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