

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

1/7 Collared Close, Bundoora, VIC 3083

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Bundoora

Period - From

11/06/2024

to

10/12/2024

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 5/6 Boadle Road, Bundoora	\$541,250	13/7/24
2 301/1320 Plenty Road, Bundoora	\$422,000	30/11/24
3 202/1 Collared Close, Bundoora	\$445,000	25/10/24

This Statement of Information was prepared on:

11/12/2024