

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16B/52 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10/48 BOADLE ROAD BUNDOORA VIC 3083	\$406,000	13-Jul-26
304/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$392,500	05-Jun-26
105/16 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$400,000	06-May-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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10/48 BOADLE ROAD BUNDOORA VIC 3083	Sold Price	\$406,000	Sold Date	13-Jul-26
 2  1  1			Distance	0.04km
304/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	Sold Price	\$392,500	Sold Date	05-Jun-26
 2  1  1			Distance	0.88km
 105/16 COPERNICUS CRESCENT BUNDOORA VIC 3083	Sold Price	\$400,000	Sold Date	06-May-26
 2  1  1			Distance	1.31km

RS = Recent sale UN = Undisclosed Sale

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