

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

24 Collared Close, Bundoora Vic 3083

Indicative selling price

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

Single price

\$629,500

Median sale price

Median price

\$690,000

Property Type

Townhouse

Suburb

Bundoora

Period - From

30/11/2023

to

29/11/2024

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	3/210 Greenhills Rd BUNDOORA 3083	\$620,000	02/11/2024
2	5/5 Greenhills Rd BUNDOORA 3083	\$600,000	13/09/2024
3	6/6 Boadle Rd BUNDOORA 3083	\$585,000	13/07/2024

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:

30/11/2024 09:12



2
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/210 Greenhills Rd BUNDOORA 3083 (REI)

Agent Comments

2
 1
 1

Price: \$620,000

Method: Private Sale

Date: 02/11/2024

Property Type: Unit

Land Size: 174 sqm approx



5/5 Greenhills Rd BUNDOORA 3083 (REI)

Agent Comments

2
 1
 2

Price: \$600,000

Method: Private Sale

Date: 13/09/2024

Property Type: Unit

Land Size: 204 sqm approx



6/6 Boadle Rd BUNDOORA 3083 (REI/VG)

Agent Comments

2
 2
 1

Price: \$585,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Townhouse (Res)

Land Size: 117 sqm approx