Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	24 Collared Close, Bundoora Vic 3083
Including suburb and	
postcode	

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	Pro	operty Type To	ownhouse		Suburb	Bundoora
Period - From 30/11/2023	to	29/11/2024	So	urce	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

Address of comparable property		1 1100	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



Date of sale



Paul Boffa 03 9467 3333 0411866612 pboffa@stockdaleleggo.com.au

> Indicative Selling Price \$629,500 Median Townhouse Price

30/11/2023 - 29/11/2024: \$690,000



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Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



3/210 Greenhills Rd BUNDOORA 3083 (REI)

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Agent Comments

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)

2







2

Agent Comments



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)

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Price: \$585,000
Method: Auction Sale

Date: 13/07/2024 Property Type: Townhouse (Res) Land Size: 117 sqm approx Agent Comments



Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415





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