

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

37 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2024

to

31 Mar 2025

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

8 ANN COURT BUNDOORA VIC 3083	1330000	01-Mar-25
45 OAKDEN DRIVE BUNDOORA VIC 3083	1650000	07-Oct-24
6 CARBINE PLACE BUNDOORA VIC 3083	1438000	03-Feb-25

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: 02 April 2025

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8 ANN COURT BUNDOORA VIC 3083

 4  2  2

Sold Price

^{RS} **1330000** Sold Date **01-Mar-25**

Distance **1.56km**



45 OAKDEN DRIVE BUNDOORA VIC 3083

 4  2  2

Sold Price

1650000 Sold Date **07-Oct-24**

Distance **0.52km**



6 CARBINE PLACE BUNDOORA VIC 3083

 4  2  2

Sold Price

1438000 Sold Date **03-Feb-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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