

# 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 30 Ormond Boulevard, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$860,000 Property Type House Suburb Bundoora

Period - From 01/04/2023 to 30/06/2023 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	11 Ellery St BUNDOORA 3083	\$950,000	14/04/2023
2	37 Trafalgar Cr BUNDOORA 3083	\$950,000	24/06/2023
3	56 David Cr BUNDOORA 3083	\$940,000	10/06/2023

**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: 03/08/2023 14:49

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au



 4  3  2

**Property Type:** House

**Land Size:** 421 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

June quarter 2023: \$860,000

## Comparable Properties



11 Ellery St BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 14/04/2023

**Property Type:** House (Res)

**Land Size:** 533 sqm approx



37 Trafalgar Cr BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 520 sqm approx



56 David Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** House (Res)

**Land Size:** 540 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802