

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

33 Boston Road, Bundoora Vic 3083

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$859,000 Property Type House Suburb Bundoora

Period - From 25/03/2023 to 24/03/2024 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	24 Sussex St BUNDOORA 3083	\$887,000	24/02/2024
2	19 Yaltara Av BUNDOORA 3083	\$858,000	10/02/2024
3	9 Ricky Ct BUNDOORA 3083	\$840,000	19/12/2023

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:

25/03/2024 12:55



3 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 550 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 25/03/2023 - 24/03/2024: \$859,000

Comparable Properties



24 Sussex St BUNDOORA 3083 (REI)

Agent Comments

3 2 2

Price: \$887,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 544 sqm approx



19 Yaltara Av BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$858,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 592 sqm approx



9 Ricky Ct BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$840,000
Method: Auction Sale
Date: 19/12/2023
Property Type: House (Res)
Land Size: 533 sqm approx

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