## 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 betweer	\$800,000		&		\$880,000					
Median sale p	rice									
Median price	\$859,000	Pro	operty Type	Hou	ise		Suburb	Bundoora		
Period - From	25/03/2023	to	24/03/2024		So	ource	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.

Ade	dress 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



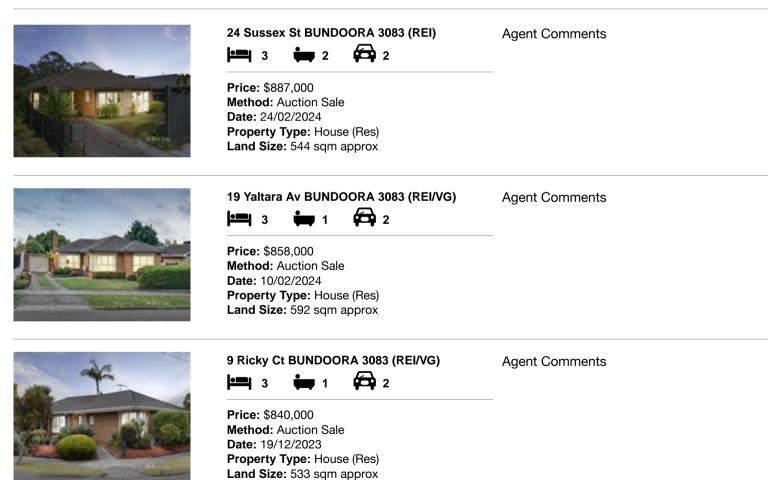






Rooms: 4 Property Type: House (Res) Land Size: 550 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price 25/03/2023 - 24/03/2024: \$859,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 94321444



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