

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 38 Ormond Boulevard, Bundoora Vic 3083

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

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

Period - From 01/01/2024 to 31/03/2024 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	33 Boston Rd BUNDOORA 3083	\$1,038,000	20/04/2024
2	28 Hibiscus Av BUNDOORA 3083	\$961,000	17/04/2024
3	35 Jacqueline Rd BUNDOORA 3083	\$950,000	18/11/2023

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.~~

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Maggie Sun

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2024: \$860,000



 4  3  2

Property Type: House

Land Size: 387 sqm approx

Agent Comments

Comparable Properties



33 Boston Rd BUNDOORA 3083 (REI)

Agent Comments

 -  -  -

Price: \$1,038,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 550 sqm approx



28 Hibiscus Av BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$961,000

Method: Private Sale

Date: 17/04/2024

Property Type: House

Land Size: 578 sqm approx



35 Jacqueline Rd BUNDOORA 3083 (REI/VG)

Agent Comments

 4  3  2

Price: \$950,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 535 sqm approx

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