

# 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

7/42 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 \$420,000 & \$460,000

### Median sale price

Median price \$456,500 Property Type Unit 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	302/1 Flynn CI BUNDOORA 3083	\$460,000	27/03/2024
2	38/80 Enterprise Dr BUNDOORA 3083	\$455,000	06/06/2024
3	5/25 Princeton Tce BUNDOORA 3083	\$435,000	24/05/2024

**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:

26/06/2024 16:32



**Property Type:** Strata Flat - Single  
OYO Flat

Agent Comments

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

March quarter 2024: \$456,500

## Comparable Properties



**302/1 Flynn CI BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** Unit

**Land Size:** 78 sqm approx



**38/80 Enterprise Dr BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 06/06/2024

**Property Type:** Townhouse (Single)



**5/25 Princeton Tce BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$435,000

**Method:** Sold Before Auction

**Date:** 24/05/2024

**Property Type:** Apartment