

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

9/40 Ormond Boulevard Bundoora VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

1/21 Princeton Terrace Bundoora VIC 3083	\$385,000	21-Mar-21
8/44 Ormond Boulevard Bundoora VIC 3083	\$380,000	21-Dec-20
205/79 Janefield Drive Bundoora VIC 3083	\$362,000	01-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 01 April 2021



**1/21 Princeton Terrace Bundoora
VIC 3083**

2 1 1

Sold Price

^{RS}

\$385,000

Sold Date

21-Mar-21

Distance

-



**8/44 Ormond Boulevard Bundoora
VIC 3083**

2 1 1

Sold Price

\$380,000

Sold Date

21-Dec-20

Distance

-



**205/79 Janefield Drive Bundoora
VIC 3083**

2 1 1

Sold Price

\$362,000

Sold Date

01-Dec-20

Distance

0.23km



**6/44 Ormond Boulevard Bundoora
VIC 3083**

2 1 1

Sold Price

Sold Date

14-Nov-20

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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