

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

11/40 Ormond Boulevard, Bundoora Vic 3083

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$472,500

Property Type

Unit

Suburb

Bundoora

Period - From

01/07/2021

to

30/09/2021

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	212/35 Princeton Tce BUNDOORA 3083	\$325,000	28/09/2021
2	104/50 Janefield Dr BUNDOORA 3083	\$319,000	12/08/2021
3	10/68 Janefield Dr BUNDOORA 3083	\$317,500	31/05/2021

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:

26/10/2021 17:17



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

September quarter 2021: \$472,500

Comparable Properties



212/35 Princeton Tce BUNDOORA 3083 (REI)

Agent Comments

1 1 1

Price: \$325,000

Method: Auction Sale

Date: 28/09/2021

Property Type: Apartment



104/50 Janefield Dr BUNDOORA 3083 (REI)

Agent Comments

1 1 1

Price: \$319,000

Method: Private Sale

Date: 12/08/2021

Property Type: Apartment



10/68 Janefield Dr BUNDOORA 3083 (REI)

Agent Comments

1 1 1

Price: \$317,500

Method: Private Sale

Date: 31/05/2021

Property Type: Apartment

Account - Love & Co