

## 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

10/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Jun 2021

to

31 May 2022

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

5/10 ZENITH RISE BUNDOORA VIC 3083	\$635,000	10-Feb-22
6/6 BOADLE ROAD BUNDOORA VIC 3083	\$480,000	08-Jan-22
14/21 PLENTY ROAD BUNDOORA VIC 3083	\$470,000	06-May-22

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: 05 June 2022



**5/10 ZENITH RISE BUNDOORA VIC 3083**

Sold Price

**\$635,000**

Sold Date

**10-Feb-22**

2

2

1

Distance

**0.34km**



**6/6 BOADLE ROAD BUNDOORA VIC 3083**

Sold Price

**\$480,000**

Sold Date

**08-Jan-22**

2

2

1

Distance

**0.41km**



**14/21 PLENTY ROAD BUNDOORA VIC 3083**

Sold Price

<sup>RS</sup> **\$470,000**

Sold Date

**06-May-22**

2

2

2

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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