

# 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 5/1320 Plenty Road, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$395,000

### Median sale price

Median price \$415,000

Property Type Unit

Suburb Bundoora

Period - From 20/12/2023

to 19/12/2024

Source Property Data

### 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	301/1320 Plenty Rd BUNDOORA 3083	\$422,000	30/11/2024
2	506/21 Plenty Rd BUNDOORA 3083	\$470,000	31/10/2024
3	113A/1091 Plenty Rd BUNDOORA 3083	\$395,000	20/09/2024

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:

20/12/2024 12:18



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**301/1320 Plenty Rd BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$422,000

**Method:** Private Sale

**Date:** 30/11/2024

**Property Type:** Apartment



**506/21 Plenty Rd BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$470,000

**Method:** Private Sale

**Date:** 31/10/2024

**Property Type:** Apartment



**113A/1091 Plenty Rd BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$395,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** Apartment