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	g of this	price see	consumer.vic.	.gov.au/und	erquoting
	<i>y</i>			9.0.000	

Single price \$395,000

Median sale price

Median price	\$415,000	Pro	perty Type Unit		Suburb	Bundoora
Period - From	20/12/2023	to	19/12/2024	Source	Property	y 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.

Ado	dress 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



5/1320 Plenty Road, Bundoora Vic 3083







Property Type: Apartment Agent Comments

Mark Pipolo 94673333 0411745159 markpipolo@stockdaleleggo.com.au

> Indicative Selling Price \$395,000 Median Unit Price 20/12/2023 - 19/12/2024: \$415,000

Comparable Properties

301/1320 Plenty Rd BUNDOORA 3083 (REI) 2 1 2 1 1 1 Price: \$422,000 Method: Private Sale Date: 30/11/2024 Property Type: Apartment	Agent Comments
506/21 Plenty Rd BUNDOORA 3083 (REI/VG) 2 2 2 1 Price: \$470,000 Method: Private Sale Date: 31/10/2024 Property Type: Apartment	Agent Comments
113A/1091 Plenty Rd BUNDOORA 3083 (REI) 2 2 2 1 Price: \$395,000 Method: Private Sale Date: 20/09/2024 Property Type: Apartment	Agent Comments

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.