

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

608/21 PLENTY ROAD 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

\$299,000

&

\$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jun 2023

to

31 May 2024

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

512/21 PLENTY ROAD BUNDOORA VIC 3083	\$300,000	02-Aug-23
203B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$313,000	27-Apr-24
105/8 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$310,000	20-May-24

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: 25 June 2024



512/21 PLENTY ROAD BUNDOORA VIC 3083

1 1 1

Sold Price

\$300,000

Sold Date **02-Aug-23**

Distance

0km



203B/1093 PLENTY ROAD BUNDOORA VIC 3083

1 1 1

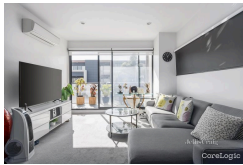
Sold Price

\$313,000

Sold Date **27-Apr-24**

Distance

1.48km



105/8 COPERNICUS CRESCENT BUNDOORA VIC 3083

1 1 1

Sold Price

^{RS} **\$310,000**

Sold Date **20-May-24**

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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