STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113A/1095 PLENTY ROAD, BUNDOORA, 🕮 - 🗁 - 😂 -







Indicative Selling Price

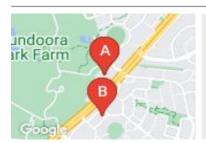
For the meaning of this price see consumer.vic.au/underquoting

\$430,000

Single Price:

Provided by: Joe Torzillo , Ray White Bundoora

MEDIAN SALE PRICE



BUNDOORA, VIC, 3083

Suburb Median Sale Price (Unit)

\$452,000

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



603/3 SNAKE GULLY DR, BUNDOORA, VIC







Sale Price

\$435,000

Sale Date: 24/05/2024

Distance from Property: 0m





102/28 GALILEO GWY, BUNDOORA, VIC 3083 🕮 2







Sale Price

\$435,000

Sale Date: 04/06/2024

Distance from Property: 299m





311/3 SNAKE GULLY DR, BUNDOORA, VIC







Sale Price

\$415.000

Sale Date: 22/02/2024

Distance from Property: 0m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

	Address
Including	suburb and
	postcode

113A/1095 PLENTY ROAD, BUNDOORA, VIC 3083

Indicative selling price

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Single Price:	\$430,000	

Median sale price

Median price	\$452,000	Property type	Unit	Suburb	BUNDOORA
Period	01 July 2023 to 30 June 2024		Source		oricefinder

Comparable property sales

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
603/3 SNAKE GULLY DR, BUNDOORA, VIC 3083	\$435,000	24/05/2024
102/28 GALILEO GWY, BUNDOORA, VIC 3083	\$435,000	04/06/2024
311/3 SNAKE GULLY DR, BUNDOORA, VIC 3083	\$415,000	22/02/2024

This Statement of Information was prepared on:

13/07/2024

