

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

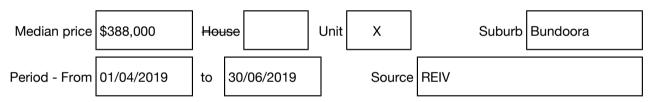
206/11 Copernicus Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between	\$360,000	&	\$390,000

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	301/1320 Plenty Rd BUNDOORA 3083	\$375,000	16/02/2019
2	1/1320 Plenty Rd BUNDOORA 3083	\$365,000	11/03/2019
3	308/1320 Plenty Rd BUNDOORA 3083	\$363,000	12/04/2019

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata

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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.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$360,000 - \$390,000 Median Unit Price June quarter 2019: \$388,000

Comparable Properties



301/1320 Plenty Rd BUNDOORA 3083 (REI)



Price: \$375,000 Method: Private Sale Date: 16/02/2019 Rooms: 3 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$365,000 Method: Sale Date: 11/03/2019 Rooms: -Property Type: Flat/Unit/Apartment (Res)

1/1320 Plenty Rd BUNDOORA 3083 (VG)



308/1320 Plenty Rd BUNDOORA 3083 (REI)



Agent Comments

Price: \$363,000 Method: Private Sale Date: 12/04/2019 Rooms: 3 Property Type: Apartment

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