

## 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

11/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$466,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2023

to

30 Jun 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

102/28 GALILEO GATEWAY BUNDOORA VIC 3083	\$435,000	04-Jun-24
418/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$465,000	18-Mar-24
311/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$415,000	22-Feb-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: 09 July 2024

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**102/28 GALILEO GATEWAY  
BUNDOORA VIC 3083**

 2  2  1

Sold Price **\$435,000** Sold Date **04-Jun-24**

Distance **0.28km**



**418/3 SNAKE GULLY DRIVE  
BUNDOORA VIC 3083**

 2  2  1

Sold Price **\$465,000** Sold Date **18-Mar-24**

Distance **0km**



**311/3 SNAKE GULLY DRIVE  
BUNDOORA VIC 3083**

 2  1  -

Sold Price **\$415,000** Sold Date **22-Feb-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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