

# 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 G06/72 Galileo Gateway, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$645,000

### Median sale price

Median price \$475,000 Property Type Unit Suburb Bundoora

Period - From 01/04/2024 to 30/06/2024 Source REIV

### 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.~~

	Address of comparable property	Price	Date of sale
1	206/72 Galileo Gateway BUNDOORA 3083	\$599,000	26/04/2024
2			
3			

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: 27/08/2024 08:28



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$595,000 - \$645,000  
**Median Unit Price**  
June quarter 2024: \$475,000

## Comparable Properties

**206/72 Galileo Gateway BUNDOORA 3083 (VG)** Agent Comments



**Price:** \$599,000  
**Method:** Sale  
**Date:** 26/04/2024  
**Property Type:** Subdivided Flat - Single OYO Flat

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.

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