

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

103B/1093 Plenty Road, Bundoora Vic 3083

Indicative selling price

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

Range between \$290,000 & \$305,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Bundoora

Period - From 01/10/2022

to 31/12/2022

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	208B/1093 Plenty Rd BUNDOORA 3083	\$299,000	13/10/2022
2	102/8 Copernicus Cr BUNDOORA 3083	\$270,000	14/12/2022
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:

24/01/2023 11:25



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$290,000 - \$305,000
Median Unit Price
December quarter 2022: \$520,000

Comparable Properties



208B/1093 Plenty Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$299,000
Method: Private Sale
Date: 13/10/2022
Property Type: Apartment
Land Size: 65 sqm approx



102/8 Copernicus Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 14/12/2022
Property Type: Apartment

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. These are the only 2 results within the area for similar style apartments.