

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

213C/3 Snake Gully Drive Bundoora VIC 3083

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2020

to

30 Apr 2021

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

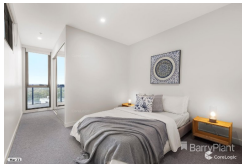
Date of sale

603A/1095 Plenty Road Bundoora VIC 3083	\$460,000	03-May-21
3/1051 Plenty Road Kingsbury VIC 3083	\$429,500	10-Dec-19
301/21 Plenty Road Bundoora VIC 3083	\$415,000	27-Jul-20

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: 05 May 2021



603A/1095 Plenty Road Bundoora VIC 3083

 2  2  1

Sold Price

^{RS} **\$460,000**

Sold Date

03-May-21

Distance

0.06km



3/1051 Plenty Road Kingsbury VIC 3083

 2  1  1

Sold Price

\$429,500

Sold Date

10-Dec-19

Distance

0.63km



301/21 Plenty Road Bundoora VIC 3083

 2  2  -

Sold Price

\$415,000

Sold Date

27-Jul-20

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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