

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

40/1251 Plenty Road, Bundoora Vic 3083

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Bundoora

Period - From

01/07/2023

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	203/72 Galileo Gateway BUNDOORA 3083	\$661,000	12/02/2024
2	104/6 Zenith Rise BUNDOORA 3083	\$688,600	25/10/2023
3	26/1191 Plenty Rd BUNDOORA 3083	\$412,250	31/08/2023

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 11:16