

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

212A/1095 PLENTY ROAD 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

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Flats

Suburb

Bundoora

Period-from

01 Sep 2023

to

31 Aug 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

202B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$310,000	22-Jun-23
212A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$330,000	20-Aug-23
110B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$295,000	07-Jul-23

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: 19 September 2024

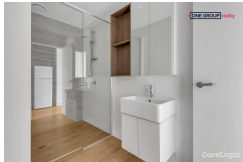


**202B/1093 PLENTY ROAD
BUNDOORA VIC 3083**

1 1 1

Sold Price **\$310,000** Sold Date **22-Jun-23**

Distance **0km**



**212A/1095 PLENTY ROAD
BUNDOORA VIC 3083**

1 1 1

Sold Price **\$330,000** Sold Date **20-Aug-23**

Distance **0km**



**110B/1093 PLENTY ROAD
BUNDOORA VIC 3083**

1 1 -

Sold Price **\$295,000** Sold Date **07-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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