

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

46/1251 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

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,606

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2022

to

30 Sep 2023

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

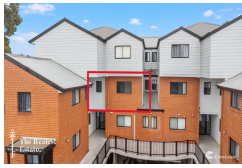
Date of sale

28/1251 PLENTY ROAD BUNDOORA VIC 3083	\$265,000	12-May-23
39/1251 PLENTY ROAD BUNDOORA VIC 3083	\$275,000	11-Aug-23
60/1251 PLENTY ROAD BUNDOORA VIC 3083	\$292,000	17-Aug-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: 20 October 2023



28/1251 PLENTY ROAD BUNDOORA VIC 3083 Sold Price **\$265,000** Sold Date **12-May-23**

 2  1  1

Distance **0km**



39/1251 PLENTY ROAD BUNDOORA VIC 3083 Sold Price **\$275,000** Sold Date **11-Aug-23**

 2  1  1

Distance **0km**



60/1251 PLENTY ROAD BUNDOORA VIC 3083 Sold Price **\$292,000** Sold Date **17-Aug-23**

 2  1  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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