

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

7/1A Main Drive, Bundoora Vic 3083

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$685,000

Property Type

Townhouse

Suburb

Bundoora

Period - From

13/11/2023

to

12/11/2024

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	1123 Plenty Rd BUNDOORA 3083	\$443,000	30/10/2024
2	28a Main Dr BUNDOORA 3083	\$622,000	07/10/2024
3	24c Main Dr BUNDOORA 3083	\$670,000	22/06/2024

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:

13/11/2024 14:52



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1123 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$443,000

Method: Auction Sale

Date: 30/10/2024

Property Type: Townhouse (Res)

Land Size: 72 sqm approx



28a Main Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$622,000

Method: Private Sale

Date: 07/10/2024

Property Type: Townhouse (Single)

Land Size: 128 sqm approx



24c Main Dr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Townhouse (Res)

Land Size: 133 sqm approx