

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

39/1191 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2018

to

31 Aug 2019

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

202/9 Collared Close Bundoora VIC 3083	\$385,000	04-Jun-19
4/27 Princeton Terrace Bundoora VIC 3083	\$380,500	08-Apr-19
9/68 Janefield Drive Bundoora VIC 3083	\$370,000	30-May-19

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: 16 September 2019



202/9 Collared Close Bundoora VIC 3083 Sold Price **\$385,000** Sold Date **04-Jun-19**

 2  1  2

Distance **0.9km**



4/27 Princeton Terrace Bundoora VIC 3083 Sold Price **\$380,500** Sold Date **08-Apr-19**

 2  1  1

Distance **2.94km**



9/68 Janefield Drive Bundoora VIC 3083 Sold Price **\$370,000** Sold Date **30-May-19**

 2  1  1

Distance **2.94km**

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

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