

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

506/21 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2023

to

30 Jun 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

4/9 ZENITH RISE BUNDOORA VIC 3083	\$450,000	26-Jun-24
211/21 PLENTY ROAD BUNDOORA VIC 3083	\$400,000	05-Mar-24

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 July 2024

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4/9 ZENITH RISE BUNDOORA VIC 3083

Sold Price

^{RS}

\$450,000

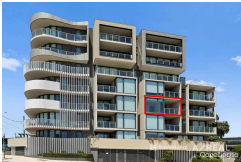
Sold Date

26-Jun-24

 2  2  -

Distance

1.74km



211/21 PLENTY ROAD BUNDOORA VIC 3083

Sold Price

\$400,000

Sold Date

05-Mar-24

 2  2  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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