

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

208b/1093 Plenty Road, Bundoora Vic 3083

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Bundoora

Period - From 23/08/2021

to 22/08/2022

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	210A/1095 Plenty Rd BUNDOORA 3083	\$346,000	27/01/2022
2	203/26 Copernicus Cr BUNDOORA 3083	\$320,000	02/03/2022
3	4A/1191 Plenty Rd BUNDOORA 3083	\$315,000	03/05/2022

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:

23/08/2022 16:14



208B/1093, Plenty Road, Bundoora



Property Type: Strata Unit/Flat

Land Size: 60 sqm approx

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

23/08/2021 - 22/08/2022: \$490,000

Comparable Properties



210A/1095 Plenty Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$346,000

Method: Private Sale

Date: 27/01/2022

Property Type: Apartment



203/26 Copernicus Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 02/03/2022

Property Type: Apartment



4A/1191 Plenty Rd BUNDOORA 3083 (VG)

Agent Comments



Price: \$315,000

Method: Sale

Date: 03/05/2022

Property Type: Strata Flat - Single OYO Flat