Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	208b/1093 Plenty Road, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$490,000	Pro	perty 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

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



Date of sale





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)

Price: \$346,000 Method: Private Sale Date: 27/01/2022

Property Type: Apartment

Agent Comments



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



Price: \$320,000 Method: Private Sale Date: 02/03/2022

Property Type: Apartment

Agent Comments



4A/1191 Plenty Rd BUNDOORA 3083 (VG)

Price: \$315,000 Method: Sale Date: 03/05/2022

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415





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