

## 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

13/80 ENTERPRISE DRIVE BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2023

to

29 Feb 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

4/100 ENTERPRISE DRIVE BUNDOORA VIC 3083	\$460,000	04-Nov-23
12/100 ENTERPRISE DRIVE BUNDOORA VIC 3083	\$480,000	15-Feb-24
45 WAXFLOWER CRESCENT BUNDOORA VIC 3083	\$492,000	11-Feb-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.~~

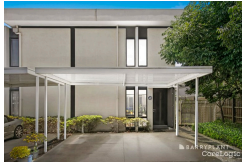
This Statement of Information was prepared on: 21 March 2024


**4/100 ENTERPRISE DRIVE  
BUNDOORA VIC 3083**

 2
  1
  2

Sold Price **\$460,000** Sold Date **04-Nov-23**

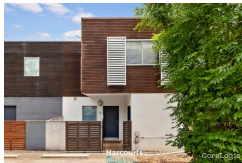
Distance **0.19km**


**12/100 ENTERPRISE DRIVE  
BUNDOORA VIC 3083**

 2
  1
  2

Sold Price <sup>RS</sup> **\$480,000** Sold Date **15-Feb-24**

Distance **0.24km**


**45 WAXFLOWER CRESCENT  
BUNDOORA VIC 3083**

 2
  2
  2

Sold Price <sup>RS</sup> **\$492,000** Sold Date **11-Feb-24**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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