

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

206/21 Plenty Road Bundoora VIC 3083

103/21 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

\$465,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Other

Suburb

Bundoora

Period-from

01 Feb 2020

to

31 Jan 2021

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

110/21 Plenty Road Bundoora VIC 3083	\$459,000	18-Nov-20
13/21 Plenty Road Bundoora VIC 3083	\$480,000	04-Aug-20
210/21 Plenty Road Bundoora VIC 3083	\$465,000	13-Jul-20

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: 08 February 2021



110/21 Plenty Road Bundoora VIC 3083

Sold Price **\$459,000** Sold Date **18-Nov-20**

 2  -  -

Distance -



13/21 Plenty Road Bundoora VIC 3083

Sold Price **\$480,000** Sold Date **04-Aug-20**

 2  2  -

Distance -



210/21 Plenty Road Bundoora VIC 3083

Sold Price **\$465,000** Sold Date **13-Jul-20**

 2  2  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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