

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

202A/5 ZENITH RISE 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2023

to

30 Apr 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

211/21 PLENTY ROAD BUNDOORA VIC 3083	\$400,000	05-Mar-24
201/8 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$390,000	29-Jan-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: 13 May 2024

Thomas Price

M 0475571681

E tprice@barryplant.com.au

**211/21 PLENTY ROAD BUNDOORA
VIC 3083**

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Sold Price

\$400,000Sold Date **05-Mar-24**Distance **1.78km****201/8 COPERNICUS CRESCENT
BUNDOORA VIC 3083**

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Sold Price

^{RS} **\$390,000**Sold Date **29-Jan-24**Distance **0.07km****RS** = Recent sale**UN** = Undisclosed Sale

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