

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

65 Copernicus Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price

\$471,125

Property Type

Unit

Suburb

Bundoora

Period - From

25/09/2023

to

24/09/2024

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	6/6 Boadle Rd BUNDOORA 3083	\$585,000	13/07/2024
2	27/2 Shoalhaven St BUNDOORA 3083	\$599,000	07/05/2024
3	1/70 Grange Blvd BUNDOORA 3083	\$560,000	06/04/2024

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:

25/09/2024 10:30



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

25/09/2023 - 24/09/2024: \$471,125

Comparable Properties



6/6 Boadle Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Townhouse (Res)

Land Size: 117 sqm approx



27/2 Shoalhaven St BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$599,000

Method: Private Sale

Date: 07/05/2024

Property Type: Townhouse (Single)



1/70 Grange Blvd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)

Land Size: 151 sqm approx

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