

# 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 311C/3 Snake Gully Drive, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$437,495 Property Type Unit Suburb Bundoora

Period - From 17/01/2023 to 16/01/2024 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	606/3 Snake Gully Dr BUNDOORA 3083	\$530,000	13/09/2023
2	309/3 Snake Gully Dr BUNDOORA 3083	\$460,000	28/07/2023
3	7/3 Snake Gully Dr BUNDOORA 3083	\$420,000	07/10/2023

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: 17/01/2024 12:59

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**Rooms:** 3  
**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
17/01/2023 - 16/01/2024: \$437,495

## Comparable Properties



**606/3 Snake Gully Dr BUNDOORA 3083 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 13/09/2023  
**Property Type:** Apartment

**309/3 Snake Gully Dr BUNDOORA 3083 (VG)**

Agent Comments

2 - -

**Price:** \$460,000  
**Method:** Sale  
**Date:** 28/07/2023  
**Property Type:** Strata Flat - Single OYO Flat



**7/3 Snake Gully Dr BUNDOORA 3083 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 07/10/2023  
**Property Type:** Apartment