

## 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

107/36 COPERNICUS CRESCENT BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$425,000

&

\$455,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$476,100

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2023

to

30 Sep 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

603C/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$435,000	29-May-24
202A/5 ZENITH RISE BUNDOORA VIC 3083	\$415,000	05-Jun-24
4/9 ZENITH RISE BUNDOORA VIC 3083	\$450,000	26-Jun-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: 14 October 2024



**603C/3 SNAKE GULLY DRIVE  
 BUNDOORA VIC 3083**

2 2 1

Sold Price

<sup>RS</sup> **\$435,000**

Sold Date **29-May-24**

Distance -



**202A/5 ZENITH RISE BUNDOORA  
 VIC 3083**

2 2 -

Sold Price

<sup>RS</sup> **\$415,000**

Sold Date **05-Jun-24**

Distance **0.14km**



**4/9 ZENITH RISE BUNDOORA VIC  
 3083**

2 2 -

Sold Price

**\$450,000**

Sold Date **26-Jun-24**

Distance **0.18km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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