

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

3/1376 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/5 Collared Close Bundoora VIC 3083	\$505,000	12-Nov-21
1119 Plenty Road Bundoora VIC 3083	\$490,000	26-Nov-21
3/20 Olympic Street Bundoora VIC 3083	\$500,000	11-Jan-22

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: 21 February 2022



2/5 Collared Close Bundoora VIC 3083

 2  1  1

Sold Price

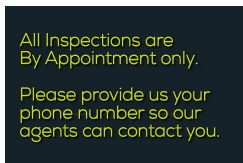
^{RS} \$505,000

Sold Date

12-Nov-21

Distance

0.82km



1119 Plenty Road Bundoora VIC 3083

 3  3  2

Sold Price

\$490,000

Sold Date

26-Nov-21

Distance

1.3km



3/20 Olympic Street Bundoora VIC 3083

 2  2  1

Sold Price

\$500,000

Sold Date

11-Jan-22

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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