## 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

203/8 Copernicus Crescent, Bundoora Vic 3083

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	n \$290,000		&		\$315,000	)		
Median sale p	rice							
Median price	\$475,000	Pro	operty Type	Unit			Suburb	Bundoora
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	405A/1095 Plenty Rd BUNDOORA 3083	\$320,000	09/10/2024
2	207/9 Zenith Rise BUNDOORA 3083	\$315,000	07/09/2024
3	608/21 Plenty Rd BUNDOORA 3083	\$310,000	07/07/2024

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:

22/11/2024 13:50









**Property Type:** Apartment Agent Comments 1 secure carpark Indicative Selling Price \$290,000 - \$315,000 Median Unit Price September quarter 2024: \$475,000

# **Comparable Properties**

Image: 1       Image: 1 <t< th=""><th></th><th>405A/1095 Plenty Rd BUNDOORA 3083 (REI)</th><th colspan="2">Agent Comments</th></t<>		405A/1095 Plenty Rd BUNDOORA 3083 (REI)	Agent Comments	
Method: Private Sale         Date: 09/10/2024         Property Type: Unit         Image: Comparison of the set		<b>  </b> 1 <b>  </b> 1		
207/9 Zenith Rise BUNDOORA 3083 (REI)   Image: 1   Image		Method: Private Sale		
Image: 1Image:		Property Type: Unit		
Price: \$315,000         Method: Auction Sale         Date: 07/09/2024         Property Type: Apartment         608/21 Plenty Rd BUNDOORA 3083 (VG)         Image: 1         Image: 1         Price: \$310,000         Method: Sale		207/9 Zenith Rise BUNDOORA 3083 (REI)	Agent Comments	
Method: Auction Sale         Date: 07/09/2024         Property Type: Apartment         608/21 Plenty Rd BUNDOORA 3083 (VG)         Image: 1       Image: -         Price: \$310,000         Method: Sale		<b> == </b> 1 <b> ==</b>   1		
Method: Auction Sale         Date: 07/09/2024         Property Type: Apartment         608/21 Plenty Rd BUNDOORA 3083 (VG)         Image: 1         Price: \$310,000         Method: Sale	T T	Price: \$315.000		
Property Type: Apartment         608/21 Plenty Rd BUNDOORA 3083 (VG)         Image: 1       Image: -         Price: \$310,000         Method: Sale	7 La La	Method: Auction Sale		
▶ 1 → - ↔ - Price: \$310,000 Method: Sale				
Price: \$310,000 Method: Sale		608/21 Plenty Rd BUNDOORA 3083 (VG)	Agent Comments	
Method: Sale		<b>  </b> 1 <b> </b> - <b> </b>		
Date: 07/07/2024		Method: Sale Date: 07/07/2024		

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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Property Type: Strata Flat - Single OYO Flat

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