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		 1 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		 == 1 == 1		
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Price: \$310,000 Method: Sale		608/21 Plenty Rd BUNDOORA 3083 (VG)	Agent Comments	
Method: Sale		 1 - 		
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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.