

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 consumer.vic.gov.au/underquoting

Range between \$290,000 & \$315,000

Median sale price

Median price \$475,000 Property Type Unit Suburb Bundoora

Period - From 01/07/2024 to 30/09/2024 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	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



1
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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

405A/1095 Plenty Rd BUNDOORA 3083 (REI)

[Agent Comments](#)

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Price: \$320,000

Method: Private Sale

Date: 09/10/2024

Property Type: Unit



207/9 Zenith Rise BUNDOORA 3083 (REI)

[Agent Comments](#)

1
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Price: \$315,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Apartment

608/21 Plenty Rd BUNDOORA 3083 (VG)

[Agent Comments](#)

1
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Price: \$310,000

Method: Sale

Date: 07/07/2024

Property Type: Strata Flat - Single OYO Flat

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