

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 G01C/28 Galileo Gateway, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$480,000

Median sale price

Median price \$456,500 Property Type Unit Suburb Bundoora

Period - From 01/01/2024 to 31/03/2024 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 | 3/136 Ernest Jones Dr MACLEOD 3085 | \$480,000 | 25/05/2024 |
| 2 | 418/3 Snake Gully Dr BUNDOORA 3083 | \$465,000 | 18/03/2024 |
| 3 | | | |

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: 05/06/2024 00:09



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
March quarter 2024: \$456,500

Comparable Properties



3/136 Ernest Jones Dr MACLEOD 3085 (REI) Agent Comments



Price: \$480,000
Method: Private Sale
Date: 25/05/2024
Property Type: Apartment



418/3 Snake Gully Dr BUNDOORA 3083 (REI/VG) Agent Comments



Price: \$465,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment

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.

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