

## 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

19/1251 PLENTY ROAD BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$289,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,606

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 39/1251 PLENTY ROAD BUNDOORA VIC 3083 | \$275,000 | 11-Aug-23 |
| 60/1251 PLENTY ROAD BUNDOORA VIC 3083 | \$292,000 | 17-Aug-23 |
|                                       |           |           |

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: 19 September 2023


**39/1251 PLENTY ROAD  
BUNDOORA VIC 3083**

 2
  1
  1

Sold Price **\$275,000** Sold Date **11-Aug-23**

Distance **0km**


**60/1251 PLENTY ROAD  
BUNDOORA VIC 3083**

 2
  1
  1

Sold Price <sup>RS</sup> **\$292,000** Sold Date **17-Aug-23**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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