

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

105/6 ZENITH RISE BUNDOORA VIC 3083

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Aug 2023

to

31 Jul 2024

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

206/72 GALILEO GATEWAY BUNDOORA VIC 3083	\$599,000	26-Apr-24
6/6 BOADLE ROAD BUNDOORA VIC 3083	\$585,000	13-Jul-24
1/70 GRANGE BOULEVARD BUNDOORA VIC 3083	\$560,000	06-Apr-24

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: 27 August 2024

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**206/72 GALILEO GATEWAY
BUNDOORA VIC 3083**

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Sold Price **\$599,000** Sold Date **26-Apr-24**Distance **0.29km****6/6 BOADLE ROAD BUNDOORA
VIC 3083**

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Sold Price ^{RS} **\$585,000** Sold Date **13-Jul-24**Distance **0.71km****1/70 GRANGE BOULEVARD
BUNDOORA VIC 3083**

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Sold Price ^{RS} **\$560,000** Sold Date **06-Apr-24**Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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