

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

38/80 ENTERPRISE DRIVE 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2023

to

30 Apr 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

12/100 ENTERPRISE DRIVE BUNDOORA VIC 3083	\$480,000	10-Feb-24
308/1 FLYNN CLOSE BUNDOORA VIC 3083	\$475,000	06-Apr-24

OR

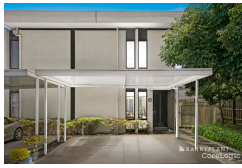
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 May 2024

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**12/100 ENTERPRISE DRIVE
BUNDOORA VIC 3083** 2  1  2

Sold Price

\$480,000Sold Date **10-Feb-24**

Distance

0.16km**308/1 FLYNN CLOSE BUNDOORA
VIC 3083** 2  2  -

Sold Price

^{RS} **\$475,000**Sold Date **06-Apr-24**

Distance

0.22km**RS** = Recent sale**UN** = Undisclosed Sale

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