

## 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

23/117 Plenty Road Bundoora VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2019

to

31 Jan 2020

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

25/117 Plenty Road Bundoora VIC 3083	\$573,500	25-Nov-19
2/48 Arthur Street Bundoora VIC 3083	\$612,000	02-Nov-19
6 Ghostgum Court Bundoora VIC 3083	\$605,000	11-Dec-19

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: 14 February 2020



**25/117 Plenty Road Bundoora VIC 3083**

Sold Price

**\$573,500**

Sold Date

**25-Nov-19**

 2  1  2

Distance

**0.03km**



**2/48 Arthur Street Bundoora VIC 3083**

Sold Price

**\$612,000**

Sold Date

**02-Nov-19**

 3  2  2

Distance

**1km**



**6 Ghostgum Court Bundoora VIC 3083**

Sold Price

**\$605,000**

Sold Date

**11-Dec-19**

 3  2  1

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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