

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

67/1251 PLENTY ROAD 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

\$285,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|---------------------------------------|-----------|-----------|
| 10/1251 PLENTY ROAD BUNDOORA VIC 3083 | \$295,000 | 11-Feb-24 |
| 61/1251 PLENTY ROAD BUNDOORA VIC 3083 | \$309,000 | 30-Jan-24 |
| 64/1251 PLENTY ROAD BUNDOORA VIC 3083 | \$276,500 | 29-May-24 |

OR

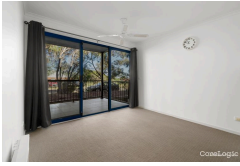
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 July 2024

Thomas Price

M 0475571681

E tprice@barryplant.com.au



10/1251 PLENTY ROAD BUNDOORA VIC 3083 Sold Price

\$295,000 Sold Date **11-Feb-24**

 2  1  1

Distance **0km**



61/1251 PLENTY ROAD BUNDOORA VIC 3083 Sold Price

\$309,000 Sold Date **30-Jan-24**

 2  1  1

Distance **0.02km**



64/1251 PLENTY ROAD BUNDOORA VIC 3083

Sold Price

^{RS} **\$276,500** Sold Date **29-May-24**

 2  1  -

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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