

## 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

10/117 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

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2020

to

30 Jun 2021

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3/122 McLeans Road Bundoora VIC 3083   | \$630,000 | 19-Jan-21 |
| 30 Karl Court Bundoora VIC 3083        | \$620,000 | 26-Mar-21 |
| 8/20 Norris Crescent Bundoora VIC 3083 | \$605,000 | 30-Mar-21 |

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: 16 July 2021



**3/122 McLeans Road Bundoora VIC 3083** Sold Price **\$630,000** Sold Date **19-Jan-21**  
 Distance **1.14km**  
 3 2 2



**30 Karl Court Bundoora VIC 3083** Sold Price **\$620,000** Sold Date **26-Mar-21**  
 Distance **1.51km**  
 3 3 2



**8/20 Norris Crescent Bundoora VIC 3083** Sold Price **\$605,000** Sold Date **30-Mar-21**  
 Distance **1.6km**  
 3 1 1

RS = Recent sale UN = Undisclosed Sale

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