

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

603A/1095 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2020

to

28 Feb 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

603/21 Plenty Road Bundoora VIC 3083	\$500,000	24-Jan-21
408/21 Plenty Road Bundoora VIC 3083	\$475,000	19-Oct-20
110/21 Plenty Road Bundoora VIC 3083	\$459,000	18-Nov-20

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: 10 March 2021



603/21 Plenty Road Bundoora VIC 3083

Sold Price

^{RS}

\$500,000

Sold Date

24-Jan-21

 2

 2

 1

Distance

1.47km



408/21 Plenty Road Bundoora VIC 3083

Sold Price

\$475,000

Sold Date

19-Oct-20

 2

 2

 1

Distance

1.47km



110/21 Plenty Road Bundoora VIC 3083

Sold Price

\$459,000

Sold Date

18-Nov-20

 2

 -

 -

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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