

## 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

106/26 COPERNICUS CRESCENT 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Jan 2024

to

31 Dec 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

316/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$435,000	26-Sep-24
107/36 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$460,000	30-Oct-24
413/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$450,000	16-Nov-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: 20 January 2025

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**316/3 SNAKE GULLY DRIVE  
BUNDOORA VIC 3083**

 2  2  1

Sold Price **\$435,000** Sold Date **26-Sep-24**

Distance **0.44km**



**107/36 COPERNICUS CRESCENT  
BUNDOORA VIC 3083**

 2  2  -

Sold Price **\$460,000** Sold Date **30-Oct-24**

Distance **0km**



**413/3 SNAKE GULLY DRIVE  
BUNDOORA VIC 3083**

 2  2  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **16-Nov-24**

Distance **0.44km**

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

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