

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

405C/3 SNAKE GULLY DRIVE 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

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Other

Suburb

Bundoora

Period-from

01 Apr 2023

to

31 Mar 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

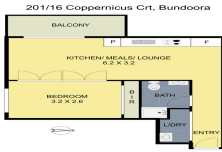
201/16 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$304,000	31-Jan-24
22/2 SHOALHAVEN STREET BUNDOORA VIC 3083	\$340,500	25-Jan-24

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: 22 April 2024

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**201/16 COPERNICUS CRESCENT
 BUNDOORA VIC 3083**

 1  1  1

Sold Price **\$304,000** Sold Date **31-Jan-24**

Distance **0.39km**



**22/2 SHOALHAVEN STREET
 BUNDOORA VIC 3083**

 1  1  1

Sold Price **\$340,500** Sold Date **25-Jan-24**

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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