

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

209B/9 Zenith Rise, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$375,000

Median sale price

Median price

\$458,750

Property Type

Unit

Suburb

Bundoora

Period - From

01/07/2022

to

30/06/2023

Source

REIV

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 six 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
1	407B/1093 Plenty Rd BUNDOORA 3083	\$400,000	20/07/2023
2	7/1320 Plenty Rd BUNDOORA 3083	\$380,000	06/02/2023
3	402/3 Snake Gully Dr BUNDOORA 3083	\$360,000	17/04/2023

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 six months.~~

This Statement of Information was prepared on:

27/07/2023 16:53

209B/9 Zenith Rise, Bundoora Vic 3083



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$375,000

Median Unit Price
Year ending June 2023: \$458,750

Comparable Properties



407B/1093 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

2 2 1

Price: \$400,000
Method: Private Sale
Date: 20/07/2023
Property Type: Apartment



7/1320 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

2 1 1

Price: \$380,000
Method: Private Sale
Date: 06/02/2023
Property Type: Unit



402/3 Snake Gully Dr BUNDOORA 3083 (REI)

Agent Comments

2 1 1

Price: \$360,000
Method: Private Sale
Date: 17/04/2023
Property Type: Apartment

Account - Jellis Craig | P: 03 94598111



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