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
| 410/21 Plenty Road, Bundoora Vic 3083 |

Indicative selling price

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

Range between | $485,000 | & | $520,000 |

Median sale price

Median price | $552,500 | Property Type | Unit | Suburb | Bundoora

Period - From | 01/01/2022 | to | 31/03/2022 | 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	602/21 Plenty Rd BUNDOORA 3083	$566,000	23/12/2021
2	3/1376 Plenty Rd BUNDOORA 3083	$540,000	28/04/2022
3	3/1376 Plenty Rd BUNDOORA 3083	$540,000	28/04/2022

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: | 24/05/2022 14:45 |

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CONSUMER AFFAIRS VICTORIA

410/21 Plenty Road, Bundoora Vic 3083

🛏 **2**   🛁 **2**   🚗 **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$485,000 - $520,000
Median Unit Price
March quarter 2022: $552,500

Comparable Properties

602/21 Plenty Rd BUNDOORA 3083 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $566,000
Method: Sale
Date: 23/12/2021
Property Type: Strata Flat - Single OYO Flat

Agent Comments

3/1376 Plenty Rd BUNDOORA 3083 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $540,000
Method: Private Sale
Date: 28/04/2022
Property Type: Townhouse (Single)

Agent Comments

3/1376 Plenty Rd BUNDOORA 3083 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $540,000
Method: Private Sale
Date: 28/04/2022
Property Type: Townhouse (Single)

Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613