

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

4/3 Snake Gully Drive, Bundoora Vic 3083

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Bundoora

Period - From

11/11/2021

to

10/11/2022

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	101/3 Snake Gully Dr BUNDOORA 3083	\$378,000	23/06/2022
2	103/28 Galileo Gateway BUNDOORA 3083	\$376,000	09/08/2022
3	201/1320 Plenty Rd BUNDOORA 3083	\$350,000	03/11/2022

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:

11/11/2022 13:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
11/11/2021 - 10/11/2022: \$490,000

Comparable Properties



101/3 Snake Gully Dr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$378,000
Method: Private Sale
Date: 23/06/2022
Property Type: Apartment



103/28 Galileo Gateway BUNDOORA 3083 (REI)

Agent Comments



Price: \$376,000
Method: Private Sale
Date: 09/08/2022
Property Type: Apartment



201/1320 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 03/11/2022
Property Type: Apartment