### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

204b/9 Zenith Rise, Bundoora Vic 3083

#### Indicative selling price

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

Range between \$390,000	&	\$420,000
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#### Median sale price

Median price	\$770,000	Pro	perty Type	House		Suburb	Bundoora
Period - From	01/07/2019	to	30/09/2019		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

Add	dress of comparable property	Price	Date of sale
1	107/5 Zenith Rise BUNDOORA 3083	\$390,000	30/09/2019
2	207/11 Copernicus Cr BUNDOORA 3083	\$386,500	07/11/2019
3	204/5 Zenith Rise BUNDOORA 3083	\$382,000	18/10/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/01/2020 13:38











Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$390,000 - \$420,000 **Median House Price** September quarter 2019: \$770,000

# Comparable Properties



107/5 Zenith Rise BUNDOORA 3083 (REI/VG)

**6 –** 2

**Agent Comments** 

**Agent Comments** 

Price: \$390,000 Method: Private Sale Date: 30/09/2019

Rooms: 3

Property Type: Apartment



207/11 Copernicus Cr BUNDOORA 3083

(REI/VG)

**-**2



Price: \$386,500 Method: Private Sale Date: 07/11/2019

Rooms: 3

Property Type: Apartment



204/5 Zenith Rise BUNDOORA 3083 (REI)

**--** 2

**2** 

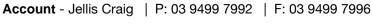


Price: \$382,000 Method: Private Sale Date: 18/10/2019

Rooms: 3

Property Type: Apartment

Agent Comments



propertydata





