

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

104C/28 Galileo Gateway, Bundoora Vic 3083

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price*

Median price \$327,850

Property Type Unit

Suburb Bundoora

Period - From 01/02/2021

to 05/08/2021

Source rpdata

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	404/21-23 Plenty Rd BUNDOORA 3083	\$340,000	22/02/2021
2	303B/1093 Plenty Rd BUNDOORA 3083	\$331,250	07/04/2021
3	503B/1091-1093 Plenty Rd BUNDOORA 3083	\$318,000	22/03/2021

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:

05/08/2021 15:02



Property Type:
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price *

01/02/2021 - 05/08/2021: \$327,850
* Agent calculated median

Comparable Properties



404/21-23 Plenty Rd BUNDOORA 3083 (REI) Agent Comments



Price: \$340,000
Method: Private Sale
Date: 22/02/2021
Property Type: Apartment

303B/1093 Plenty Rd BUNDOORA 3083 (VG) Agent Comments



Price: \$331,250
Method: Sale
Date: 07/04/2021
Property Type: Strata Flat - Single OYO Flat



503B/1091-1093 Plenty Rd BUNDOORA 3083 (REI) Agent Comments



Price: \$318,000
Method: Private Sale
Date: 22/03/2021
Property Type: Apartment
Land Size: 45 sqm approx