

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

101/11 COPERNICUS CRESCENT BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

4/28 GALILEO GATEWAY BUNDOORA VIC 3083	\$320,000	08-May-25
206/9 ZENITH RISE BUNDOORA VIC 3083	\$300,000	01-Apr-25
303B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$330,000	09-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 16 July 2025

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**4/28 GALILEO GATEWAY
BUNDOORA VIC 3083** 1  1  1

Sold Price

\$320,000Sold Date **08-May-25**

Distance

0.18km**206/9 ZENITH RISE BUNDOORA
VIC 3083** 1  1  1

Sold Price

\$300,000Sold Date **01-Apr-25**

Distance

0.18km**303B/1093 PLENTY ROAD
BUNDOORA VIC 3083** 1  1  1

Sold Price

^{RS} **\$330,000**Sold Date **09-Jun-25**

Distance

0.45km**RS** = Recent sale**UN** = Undisclosed Sale

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