

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

102/1320 PLENTY ROAD 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

\$295,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,606

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2022

to

30 Sep 2023

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

512/21 PLENTY ROAD BUNDOORA VIC 3083

\$300,000

02-Aug-23

5/48 BOADLE ROAD BUNDOORA VIC 3083

\$305,000

19-Sep-23

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 October 2023

**512/21 PLENTY ROAD BUNDOORA
VIC 3083**

Sold Price

\$300,000Sold Date **02-Aug-23** 1  1  1

Distance

0.1km**5/48 BOADLE ROAD BUNDOORA
VIC 3083**

Sold Price

^{RS} **\$305,000**Sold Date **19-Sep-23** 1  1  1

Distance

0.54km**RS** = Recent sale**UN** = Undisclosed Sale

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