

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

104/16 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,025

Property type

Unit

Suburb

Bundoora

Period-from

01 Jun 2024

to

31 May 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

106/26 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$450,000	04-Feb-25
2/1051 PLENTY ROAD KINGSBURY VIC 3083	\$475,000	26-Mar-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: 12 June 2025

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**106/26 COPERNICUS CRESCENT
BUNDOORA VIC 3083** 2  2  -

Sold Price

\$450,000

Sold Date

04-Feb-25

Distance

0km**2/1051 PLENTY ROAD KINGSBURY
VIC 3083** 2  1  1

Sold Price

\$475,000

Sold Date

26-Mar-25

Distance

0.29km**RS** = Recent sale**UN** = Undisclosed Sale

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