

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

208/3 SNAKE GULLY DRIVE 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

\$450,000

&

\$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
204/5 ZENITH RISE BUNDOORA VIC 3083	\$440,000	02-Apr-25
13/21 PLENTY ROAD BUNDOORA VIC 3083	\$427,000	26-Apr-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: 18 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 **0.45km**



**204/5 ZENITH RISE BUNDOORA
VIC 3083**

 2  2  -

Sold Price **\$440,000** Sold Date **02-Apr-25**

Distance **0.29km**



**13/21 PLENTY ROAD BUNDOORA
VIC 3083**

 2  2  -

Sold Price ^{RS} **\$427,000** Sold Date **26-Apr-25**

Distance **1.47km**

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

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