

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

307/3 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Flats

Suburb

Bundoora

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

101B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$415,000	01-Apr-25
3/50 BOADLE ROAD BUNDOORA VIC 3083	\$420,000	25-Sep-25

OR

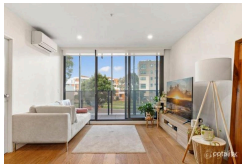
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 October 2025

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**101B/1093 PLENTY ROAD
BUNDOORA VIC 3083**

 2  2  1

Sold Price

\$415,000

Sold Date

01-Apr-25

Distance

0km



**3/50 BOADLE ROAD BUNDOORA
VIC 3083**

 2  1  1

Sold Price

^{RS} **\$420,000**

Sold Date

25-Sep-25

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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