

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

311C/3 Snake Gully Drive, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$437,495

Property Type

Unit

Suburb

Bundoora

Period - From

17/01/2023

to

16/01/2024

Source

REIV

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 six 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
1	606/3 Snake Gully Dr BUNDOORA 3083	\$530,000	13/09/2023
2	309/3 Snake Gully Dr BUNDOORA 3083	\$460,000	28/07/2023
3	7/3 Snake Gully Dr BUNDOORA 3083	\$420,000	07/10/2023

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 six months.~~

This Statement of Information was prepared on:

17/01/2024 12:59

2 2 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
17/01/2023 - 16/01/2024: \$437,495

Comparable Properties



606/3 Snake Gully Dr BUNDOORA 3083 (REI/VG) Agent Comments

2 2 1

Price: \$530,000
Method: Private Sale
Date: 13/09/2023
Property Type: Apartment

309/3 Snake Gully Dr BUNDOORA 3083 (VG) Agent Comments

2 - -

Price: \$460,000
Method: Sale
Date: 28/07/2023
Property Type: Strata Flat - Single OYO Flat



7/3 Snake Gully Dr BUNDOORA 3083 (REI/VG) Agent Comments

2 2 1

Price: \$420,000
Method: Private Sale
Date: 07/10/2023
Property Type: Apartment