

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

415C/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

\$425,000

&

\$467,500

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

610A/1095 PLENTY ROAD BUNDOORA VIC 3083

\$455,000

31-Jan-25

204/5 ZENITH RISE BUNDOORA VIC 3083

\$440,000

02-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.

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**610A/1095 PLENTY ROAD
BUNDOORA VIC 3083** 2  2  -

Sold Price

\$455,000

Sold Date

31-Jan-25

Distance

0.02km**204/5 ZENITH RISE BUNDOORA
VIC 3083** 2  2  -

Sold Price

\$440,000

Sold Date

02-Apr-25

Distance

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

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