

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

51 Nova Circuit, Bundoora Vic 3083

Indicative selling price

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

Range between \$645,000 & \$695,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Bundoora

Period - From

01/01/2024

to

31/12/2024

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	303/72 Galileo Gateway BUNDOORA 3083	\$630,000	22/01/2025
2	2/40 Springthorpe Blvd MACLEOD 3085	\$685,000	17/10/2024
3			

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:

31/03/2025 09:26



Property Type:
Agent Comments

Indicative Selling Price
\$645,000 - \$695,000
Median Unit Price
Year ending December 2024: \$470,000

Comparable Properties



303/72 Galileo Gateway BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 22/01/2025
Property Type: Apartment
Land Size: 2155 sqm approx



2/40 Springthorpe Blvd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment

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.