

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

102/1320 PLENTY ROAD 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,106

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2022

to

31 Aug 2023

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

512/21 PLENTY ROAD BUNDOORA VIC 3083	\$300,000	02-Aug-23
12/1191 PLENTY ROAD BUNDOORA VIC 3083	\$310,000	01-May-23
103B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$300,000	08-Mar-23

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: 04 September 2023

**512/21 PLENTY ROAD BUNDOORA
VIC 3083**

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Sold Price

\$300,000Sold Date **02-Aug-23**

Distance

0.1km**12/1191 PLENTY ROAD BUNDOORA
VIC 3083**

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Sold Price

\$310,000Sold Date **01-May-23**

Distance

0.54km**103B/1093 PLENTY ROAD
BUNDOORA VIC 3083**

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Sold Price

\$300,000Sold Date **08-Mar-23**

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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