

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

12/100 ENTERPRISE 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

\$460,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Jan 2023

to

31 Dec 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

40/80 ENTERPRISE DRIVE BUNDOORA VIC 3083	\$501,000	02-Nov-23
4/100 ENTERPRISE DRIVE BUNDOORA VIC 3083	\$460,000	04-Nov-23
20 SILVERASH DRIVE BUNDOORA VIC 3083	\$485,000	03-Sep-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: 24 January 2024

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**40/80 ENTERPRISE DRIVE
BUNDOORA VIC 3083**

 2  1  2

Sold Price **\$501,000** Sold Date **02-Nov-23**

Distance **0.15km**

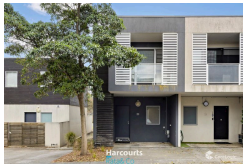


**4/100 ENTERPRISE DRIVE
BUNDOORA VIC 3083**

 2  1  2

Sold Price **\$460,000** Sold Date **04-Nov-23**

Distance **0.05km**



**20 SILVERASH DRIVE BUNDOORA
VIC 3083**

 2  2  -

Sold Price **\$485,000** Sold Date **03-Sep-23**

Distance **1.61km**

RS = Recent sale UN = Undisclosed Sale

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