

## 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

204/21 PLENTY ROAD BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2023

to

30 Apr 2024

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

203B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$313,000	01-May-24
201/16 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$305,000	31-Jan-24

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: 23 May 2024

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**203B/1093 PLENTY ROAD  
BUNDOORA VIC 3083**

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Sold Price

RS

**\$313,000**Sold Date **01-May-24**Distance **1.48km****201/16 COPERNICUS CRESCENT  
BUNDOORA VIC 3083**

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Sold Price

**\$305,000**Sold Date **31-Jan-24**Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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