

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

225C/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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2023

to

31 Jan 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

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 4/1031 PLENTY ROAD KINGSBURY VIC 3083 | \$372,000 | 19-Aug-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: 12 February 2024

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**4/1031 PLENTY ROAD KINGSBURY
VIC 3083**

Sold Price

\$372,000

Sold Date

19-Aug-23 2 1 1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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