

## 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

302A/1091 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

\$320,000

&

\$350,000

### 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
4/7 CURTAIN STREET KINGSBURY VIC 3083	\$342,500	26-Jul-23
3/7 CURTAIN STREET KINGSBURY VIC 3083	\$342,500	26-Jul-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: 13 May 2024



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

1 1 1

Sold Price

<sup>RS</sup>

**\$313,000**

Sold Date

**01-May-24**

Distance

**0.04km**



**4/7 CURTAIN STREET KINGSBURY  
VIC 3083**

1 1 1

Sold Price

**\$342,500**

Sold Date

**26-Jul-23**

Distance

**0.77km**



**3/7 CURTAIN STREET KINGSBURY  
VIC 3083**

1 1 1

Sold Price

Sold Date

**26-Jul-23**

Distance

**0.77km**



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

1 1 1

Sold Price

**\$300,000**

Sold Date

**08-Mar-23**

Distance

**0.04km**



**306A/1095 PLENTY ROAD  
BUNDOORA VIC 3083**

1 1 1

Sold Price

Sold Date

**20-Jan-23**

Distance

**0.04km**

RS = Recent sale

UN = Undisclosed Sale

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