

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

38/80 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 4/100 ENTERPRISE DRIVE BUNDOORA VIC 3083 | \$460,000 | 04-Nov-23 |
| 302/1 FLYNN CLOSE BUNDOORA VIC 3083 | \$460,000 | 27-Mar-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: 17 April 2024

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

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Sold Price **\$460,000** Sold Date **04-Nov-23**Distance **0.12km****302/1 FLYNN CLOSE BUNDOORA
VIC 3083**

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Sold Price ^{RS} **\$460,000** Sold Date **27-Mar-24**Distance **0.24km****RS** = Recent sale**UN** = Undisclosed Sale

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