

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 40/80 Enterprise Drive, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$508,750 Property Type Unit Suburb Bundoora

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 six 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
1	20 Silverash Dr BUNDOORA 3083	\$485,000	02/09/2023
2	5 Waxflower Cr BUNDOORA 3083	\$466,500	19/07/2023
3	29/80 Enterprise Dr BUNDOORA 3083	\$450,000	17/07/2023

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 six months.~~

This Statement of Information was prepared on: 12/10/2023 15:28



2
 1
 2

Property Type: Townhouse (Single)

[Agent Comments](#)

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2023: \$508,750

Comparable Properties



20 Silverash Dr BUNDOORA 3083 (REI)

[Agent Comments](#)

2
 2
 2

Price: \$485,000

Method: Private Sale

Date: 02/09/2023

Property Type: Townhouse (Single)

5 Waxflower Cr BUNDOORA 3083 (VG)

[Agent Comments](#)

2
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Price: \$466,500

Method: Sale

Date: 19/07/2023

Property Type: Unit



29/80 Enterprise Dr BUNDOORA 3083 (REI/VG) [Agent Comments](#)

2
 1
 2

Price: \$450,000

Method: Private Sale

Date: 17/07/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 94321444