

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

608/21 PLENTY ROAD 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

\$348,000

&

\$368,000

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

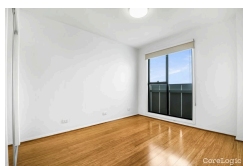
Date of sale

312/1 FLYNN CLOSE BUNDOORA VIC 3083	\$360,000	07-Feb-24
113/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$345,000	03-Jan-24
212/1 FLYNN CLOSE BUNDOORA VIC 3083	\$370,000	11-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: 23 May 2024



312/1 FLYNN CLOSE BUNDOORA VIC 3083

1 1 1

Sold Price **\$360,000** Sold Date **07-Feb-24**

Distance **2.12km**



113/35 PRINCETON TERRACE BUNDOORA VIC 3083

1 1 1

Sold Price ^{RS} **\$345,000** Sold Date **03-Jan-24**

Distance **2.25km**



212/1 FLYNN CLOSE BUNDOORA VIC 3083

1 1 1

Sold Price **\$370,000** Sold Date **11-Jul-23**

Distance **2.12km**

RS = Recent sale **UN** = Undisclosed Sale

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