

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

7/3 Snake Gully 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

\$456,500

Property Type

Unit

Suburb

Bundoora

Period - From

01/01/2024

to

31/03/2024

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.

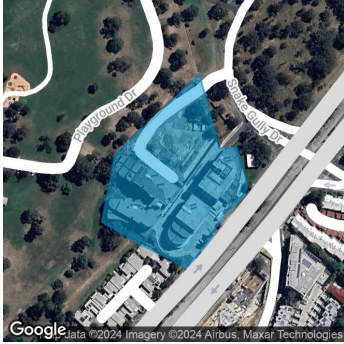
	Address of comparable property	Price	Date of sale
1	418/3 Snake Gully Dr BUNDOORA 3083	\$465,000	18/03/2024
2	311/3 Snake Gully Dr BUNDOORA 3083	\$415,000	22/02/2024
3	3/28 Galileo Gateway BUNDOORA 3083	\$405,000	09/02/2024

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:

02/05/2024 13:08



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

March quarter 2024: \$456,500

Comparable Properties



418/3 Snake Gully Dr BUNDOORA 3083 (REI)

Agent Comments

2
 2
 1

Price: \$465,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment

311/3 Snake Gully Dr BUNDOORA 3083 (VG)

Agent Comments

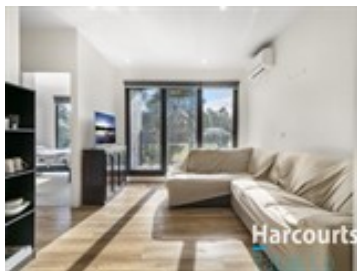
2
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Price: \$415,000

Method: Sale

Date: 22/02/2024

Property Type: Strata Flat - Single OYO Flat



3/28 Galileo Gateway BUNDOORA 3083 (REI/VG)

Agent Comments

2
 2
 1

Price: \$405,000

Method: Private Sale

Date: 09/02/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 94321444