

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

109/11 Copernicus Crescent 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2020

to

30 Sep 2021

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

104/10 Gonella Crescent Bundoora VIC 3083	\$530,000	27-Nov-20
4/72 Galileo Gateway Bundoora VIC 3083	\$500,000	13-Jun-20
10/21 Plenty Road Bundoora VIC 3083	\$490,000	10-Jun-21

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: 07 October 2021

Rady Sandhu

M 0424451983

E rady.sandhu@reservoir.rh.com.au



104/10 Gonella Crescent Bundoora VIC 3083

2 2 1

Sold Price

\$530,000

Sold Date **27-Nov-20**

Distance

0.18km



4/72 Galileo Gateway Bundoora VIC 3083

2 - -

Sold Price

\$500,000

Sold Date **13-Jun-20**

Distance

0.19km



10/21 Plenty Road Bundoora VIC 3083

2 2 1

Sold Price

\$490,000

Sold Date **10-Jun-21**

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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