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	103/26 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	$290,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Bundoora
Period-from	01 Oct 2021	to	30 Sep 2022	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
202/1001 PLENTY ROAD KINGSBURY VIC 3083	$289,000	26-May-22
313/1320 PLENTY ROAD BUNDOORA VIC 3083	$295,000	29-Jul-22
102/26 COPERNICUS CRESCENT BUNDOORA VIC 3083	$300,000	20-Jul-22

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: 03 October 2022

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202/1001 PLENTY ROAD KINGSBURY VIC 3083

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Sold Price **$289,000** Sold Date **26-May-22**

Distance **0.75km**



313/1320 PLENTY ROAD BUNDOORA VIC 3083

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Sold Price RS **$295,000** Sold Date **29-Jul-22**

Distance **1.88km**



102/26 COPERNICUS CRESCENT BUNDOORA VIC 3083

3 1 1

Sold Price **$300,000** Sold Date **20-Jul-22**

Distance **0km**

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

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