

## 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

2/21 PLENTY ROAD BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 4/48 BOADLE ROAD BUNDOORA VIC 3083      | \$348,000 | 21-Mar-25 |
| 303B/1093 PLENTY ROAD BUNDOORA VIC 3083 | \$330,000 | 09-Jun-25 |
|                                         |           |           |

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: 04 September 2025

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**4/48 BOADLE ROAD BUNDOORA  
VIC 3083**

 1  1  1

Sold Price

**\$348,000**

Sold Date

**21-Mar-25**

Distance

**0.61km**



**303B/1093 PLENTY ROAD  
BUNDOORA VIC 3083**

 1  1  1

Sold Price

**\$330,000**

Sold Date

**09-Jun-25**

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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