

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

604/21 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

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

4/27 PRINCETON TERRACE BUNDOORA VIC 3083	\$580,000	29-Mar-25
303/72 GALILEO GATEWAY BUNDOORA VIC 3083	\$630,000	22-Jan-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: 10 July 2025



4/27 PRINCETON TERRACE BUNDOORA VIC 3083

 2  1  1

Sold Price **\$580,000** Sold Date **29-Mar-25**

Distance **2.35km**



303/72 GALILEO GATEWAY BUNDOORA VIC 3083

 2  2  2

Sold Price **\$630,000** Sold Date **22-Jan-25**

Distance **1.48km**

RS = Recent sale UN = Undisclosed Sale

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