

# 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

11/117 Plenty Road, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$472,250 Property Type Unit Suburb Bundoora

Period - From 16/10/2023 to 15/10/2024 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	5/5 Greenhills Rd BUNDOORA 3083	\$600,000	13/09/2024
2	9/24 Mcleans Rd BUNDOORA 3083	\$596,000	13/07/2024
3	4/40 Linacre Dr BUNDOORA 3083	\$583,000	15/06/2024

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:

16/10/2024 13:02

11/117 Plenty Road, Bundoora Vic 3083

Kylie McGrath  
03 9435 8866  
0417 856 698

kylie.mcgrath@raywhite.com



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 231 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

16/10/2023 - 15/10/2024: \$472,250

## Comparable Properties



**5/5 Greenhills Rd BUNDOORA 3083 (REI)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 13/09/2024  
**Property Type:** Unit  
**Land Size:** 204 sqm approx



**9/24 Mcleans Rd BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$596,000  
**Method:** Auction Sale  
**Date:** 13/07/2024  
**Property Type:** Unit  
**Land Size:** 200 sqm approx



**4/40 Linacre Dr BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$583,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** Unit

**Account - Ray White Eltham | P: 03 9431 3425**



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