

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

11/3 SNAKE GULLY DRIVE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

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

101B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$415,000	01-Apr-25
706A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$492,000	29-Aug-25
406/21 PLENTY ROAD BUNDOORA VIC 3083	\$460,000	27-Aug-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: 18 September 2025

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**101B/1093 PLENTY ROAD
BUNDOORA VIC 3083**

 2  2  1

Sold Price

\$415,000

Sold Date

01-Apr-25

Distance

0km



**706A/1095 PLENTY ROAD
BUNDOORA VIC 3083**

 2  2  1

Sold Price

^{RS} **\$492,000**

Sold Date

29-Aug-25

Distance

0km



**406/21 PLENTY ROAD BUNDOORA
VIC 3083**

 2  2  1

Sold Price

^{RS} **\$460,000**

Sold Date

27-Aug-25

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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