

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 POINSETTIA COURT 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,025

Property type

Unit

Suburb

Bundoora

Period-from

01 Jun 2024

to

31 May 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

7/100 ENTERPRISE DRIVE BUNDOORA VIC 3083	\$470,000	23-Jan-25
1/22 GREENHILLS ROAD BUNDOORA VIC 3083	\$500,000	24-Dec-24
309/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$465,000	23-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: 24 June 2025

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**7/100 ENTERPRISE DRIVE
BUNDOORA VIC 3083** 2  1  2Sold Price **\$470,000** Sold Date **23-Jan-25**Distance **1.66km****1/22 GREENHILLS ROAD
BUNDOORA VIC 3083** 2  1  1Sold Price **\$500,000** Sold Date **24-Dec-24**Distance **1.45km****309/35 PRINCETON TERRACE
BUNDOORA VIC 3083** 2  2  2Sold Price **\$465,000** Sold Date **23-Jan-25**Distance **1.51km****RS** = Recent sale**UN** = Undisclosed Sale

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