



MELBOURNA

## YOUR ANZ PROPERTY PROFILE REPORT

24/100 ENTERPRISE DR,  
BUNDOORA 3083

Date created:

16 June 2022

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### Your free Property Profile Report

## What's in this report?

#### YOUR PROPERTY PROFILE

Find out the property's features, estimated price range and sales history.

#### SELECTED COMPARABLE PROPERTIES

What are the prices and features of properties recently sold, for sale and for rent in the area?

#### PROPERTY PROFILE OF BUNDOORA

Follow the local price trends, clearance rates, rental yields and more.

#### INTERESTING SUBURB INSIGHTS

Discover more about the suburb including local amenities.

#### SUBURB SALES RESULTS

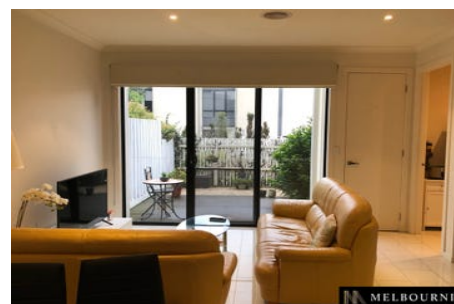
Facts for sellers including property sales by price range and real estate agent results.

#### IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by PropTrack Pty Ltd (PropTrack). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.



# YOUR PROPERTY PROFILE



Unit   

## 24/100 Enterprise Dr, Bundoora 3083

**Features:** Air conditioning, Built in wardrobes, Courtyard, Dishwasher, Heating

**Lot/Plan number:** Lot 21/PS700327

**Property type:** Unit

**Land use:** Residential

### Points of interest:

- Old Paradians Football Club. (806m)
- Mr Kiron Bhatia (1.4km)
- Ambulance Victoria (2.2km)
- Library (885m)
- Watsonia North Primary School (1.8km)
- Greensborough Police Station (2.9km)

powered by 

 **CBD**  
**17.8km**

 **Primary school**  
**1.8km**

### Current market price range estimate:

**\$404,000 - \$481,000**

### Midpoint:

**\$442,000**

This price range estimate<sup>1</sup> isn't a valuation<sup>2</sup> of the property or guarantee of its market value or future sale price, it is an estimate only based on certain available information. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history and past performance are not indicative of future price or performance.

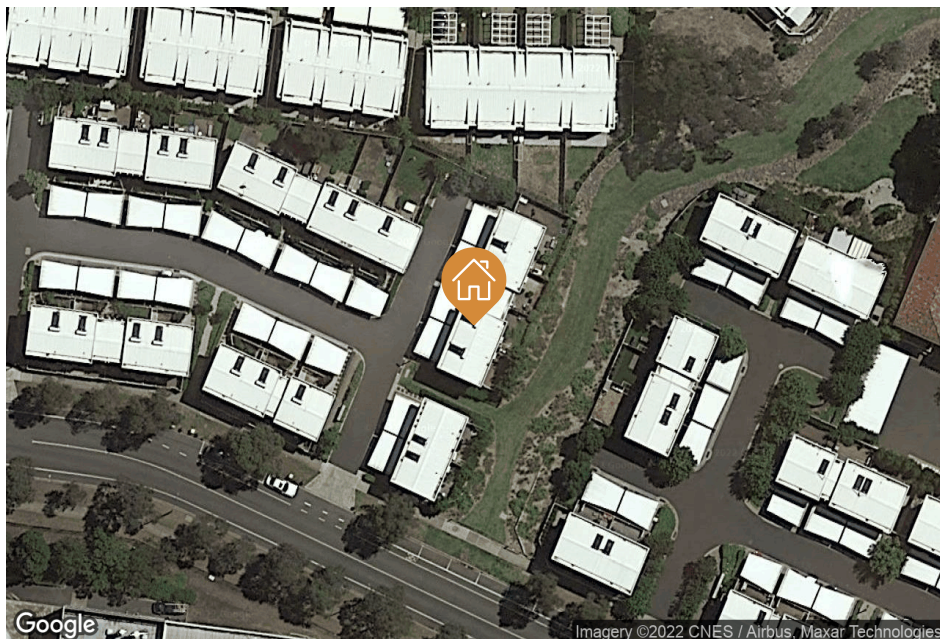
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# YOUR PROPERTY PROFILE



MEDIAN DAYS ON MARKET  
FOR SIMILAR PROPERTIES<sup>4</sup> IN  
BUNDOORA:

**58**

## Sale history for 24/100 Enterprise Dr, Bundoora 3083

Date	Price	Type of sale	Sale result	Agency name
22 Aug 19	\$390,000	Private Treaty	Sold	Melbournia Group
22 Mar 12	\$435,000	Private Treaty	Sold	-

Seeing many properties? Take notes to remember.

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Apply for an Approval in Principle\*\*.

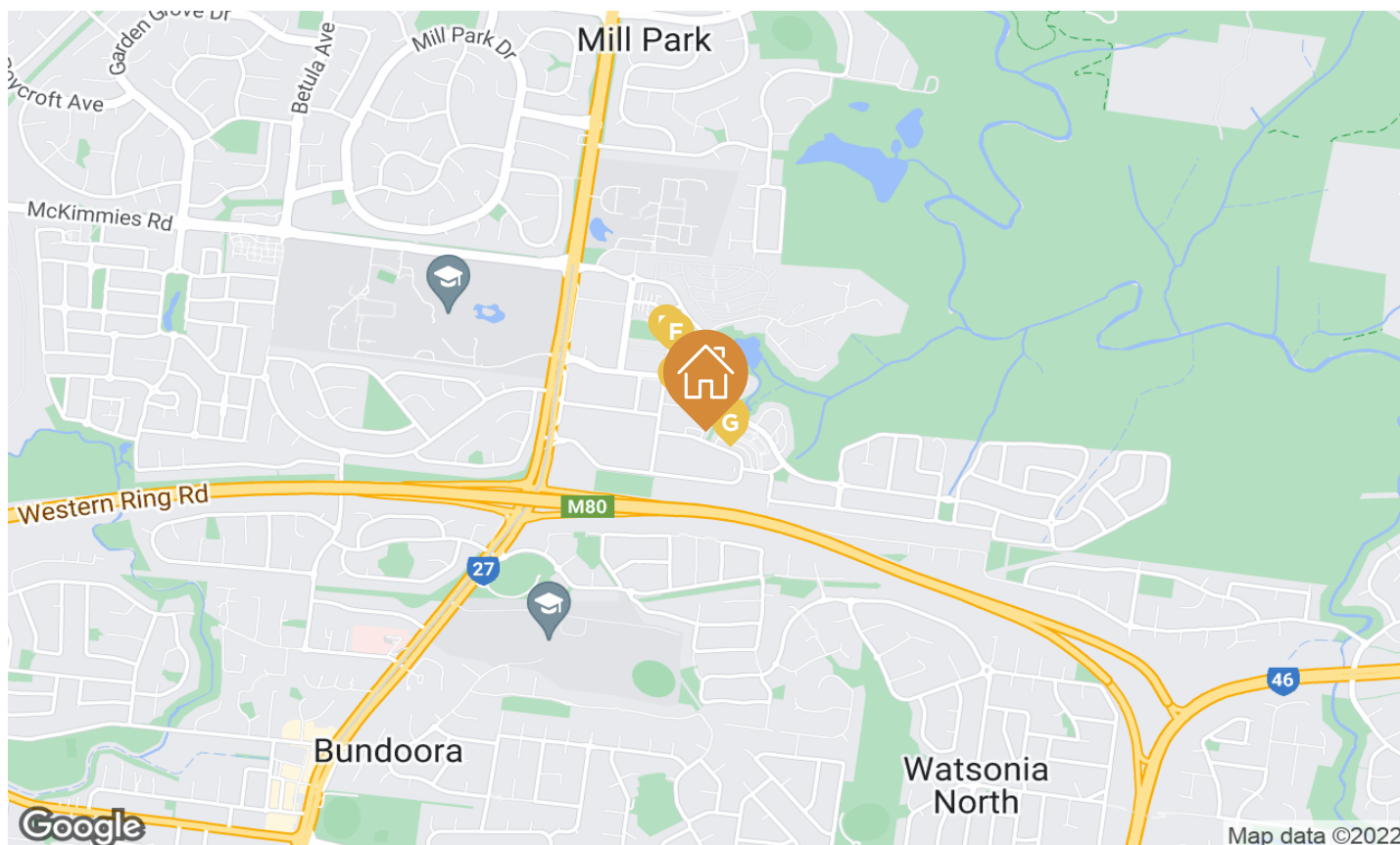
We can help you work out exactly how much you can afford to borrow so you can bid with confidence.

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## RECENTLY SOLD UNITS IN BUNDOORA

SOLD

PropTrack has selected a number of recently sold properties to assist you to assess 24/100 Enterprise Dr, Bundoora. These are chosen based on property features, recency of sale and distance to your selected property.



Sold for: \$465,000

2 1 2

**A** Unit 36, 80 Enterprise Dr, Bundoora

Features: Built in wardrobes, Courtyard  
Agency name: Woodards

Sold on: 18 Dec 21  
Sale type: Auction  
Listed on: 31 Oct 21



Sold for: \$415,000

2 2 1

**B** Unit 108, 1 Flynn Ct, Bundoora

Agency name: Ray White

Sold on: 03 May 22  
Sale type: Private Treaty  
Listed on: 14 Nov 21



## RECENTLY SOLD UNITS IN BUNDOORA

SOLD



Sold for: \$340,000

1 1 1

**C** Unit 107, 35 Princeton Tce, Bundoora

Agency name: Croziers & Co

Sold on: 01 Mar 22  
Sale type: Private Treaty  
Listed on: 12 Dec 21



Sold for: Not Available

1 1 1

**D** Unit 2, 34 Princeton Tce, Bundoora



Sold for: \$340,000

1 1 1

**E** Unit 301, 1 Flynn Cl, Bundoora

Features: Air conditioning, Heating

Agency name: Ray White

Sold on: 19 Feb 22  
Sale type: Private Treaty  
Listed on: 06 Feb 22



Sold for: \$330,000

1 1 1

**F** Unit 105, 35 Princeton Tce, Bundoora

Agency name: Ray White

Sold on: 13 Feb 22  
Sale type: Private Treaty  
Listed on: 16 Jan 22



Sold for: \$465,000

1 1 2

**G** Unit 29, 80 Enterprise Dr, Bundoora

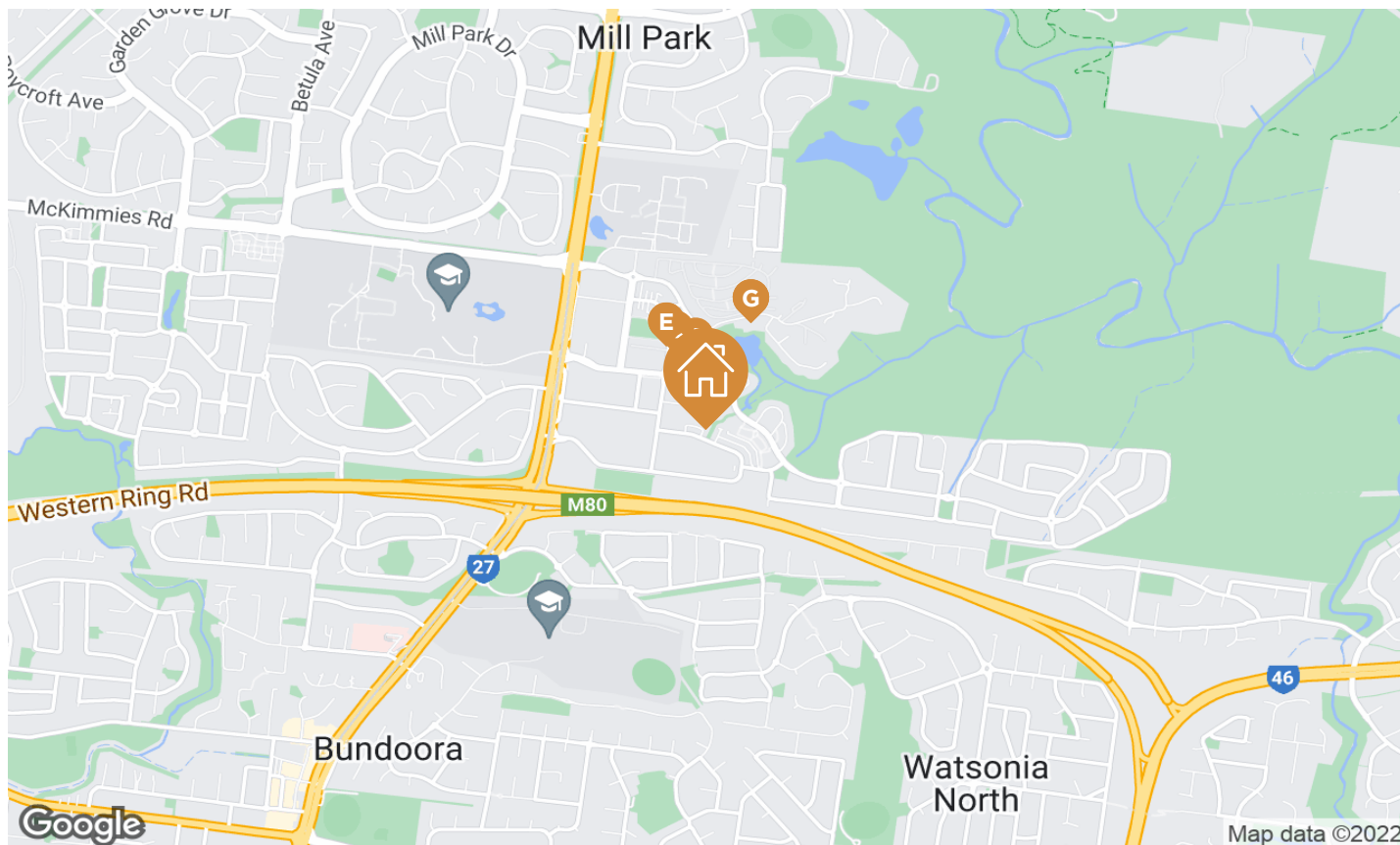
Agency name: Ray White

Sold on: 27 Jan 22  
Sale type: Auction  
Listed on: 21 Nov 21

# UNITS FOR SALE IN BUNDOORA



PropTrack has selected a number of properties recently listed for sale to assist you to assess 24/100 Enterprise Dr, Bundoora. These are chosen based on property features, recency of listing and distance to your selected property.



Advertised price: \$415,000



**A** Unit 20, 100 Enterprise Dr, Bundoora

Agency name: Barry Plant North Eastern Group

Sale type: Private Treaty  
Listed on: 15 May 22



Advertised price: \$400,000



**B** Unit 209, 50 Janefield Dr, Bundoora

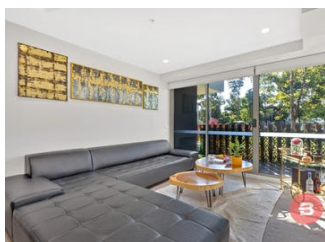
Agency name: Ray White

Sale type: Auction  
Listed on: 24 Apr 22



# UNITS FOR SALE IN BUNDOORA

SALES



Advertised price: \$460,000

2 2 1

**C** Unit 2, 35 Princeton Tce, Bundoora

Agency name: BOLD PROPERTY AGENTS

Sale type: Private Treaty  
Listed on: 01 May 22



Advertised price: \$385,000

2 1 1

**D** Unit 205, 34 Princeton Tce, Bundoora

Agency name: Ray White

Sale type: Private Treaty  
Listed on: 29 May 22



Advertised price: \$360,000

2 1 1

**E** Unit 211, 34 Princeton Tce, Bundoora

Agency name: Space Estate Agents

Sale type: Private Treaty  
Listed on: 01 May 22



Advertised price: \$380,000

2 1 1

**F** Unit 3, 87 Janefield Dr, Bundoora

Features: Air conditioning, Balcony, Built in wardrobes, Dishwasher, Heating

Agency name: Ray White

Sale type: Private Treaty  
Listed on: 08 May 22



Advertised price: \$425,000

2 1 1

**G** Unit 4, 95 Janefield Dr, Bundoora

Features: Air conditioning, Balcony

Agency name: Ray White

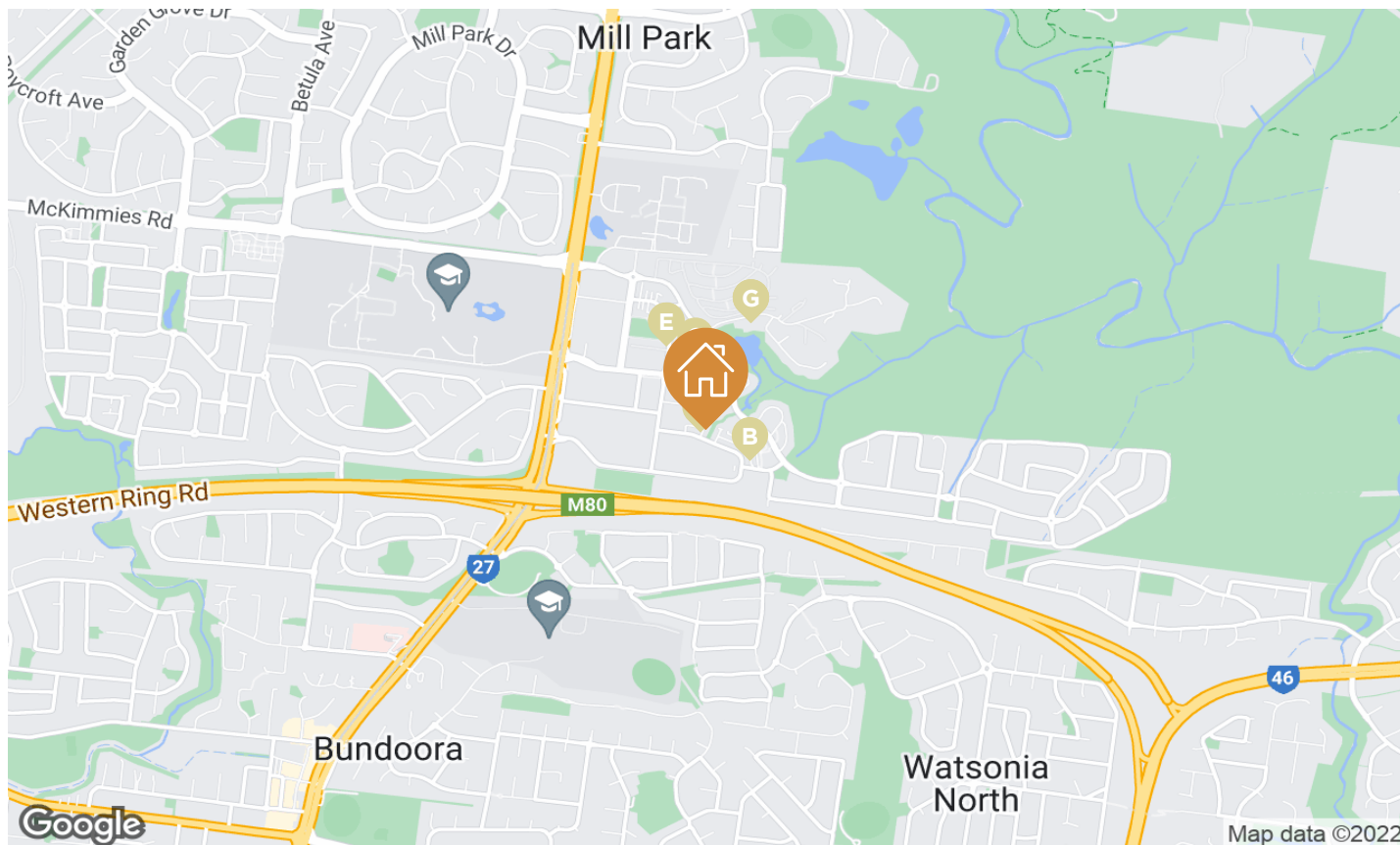
Sale type: Private Treaty  
Listed on: 26 Sep 21



# UNITS FOR RENT IN BUNDOORA

RENT

PropTrack has selected a number of properties recently listed for rent to assist you to assess 24/100 Enterprise Dr, Bundoora. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised rent: \$370 (per week)**

2 1 2

**A Unit 2, 100 Enterprise Dr, Bundoora**

Features: Built in wardrobes  
Agency name: Victoria Real Estate Agency

Listed on: 24 Apr 22



**Advertised rent: \$360 (per week)**

2 1 2

**B Unit 5, 80 Enterprise Dr, Bundoora**

Features: Air conditioning, Alarm system, Built in wardrobes, Dishwasher  
Agency name: Ridgemiles Real Estate

Listed on: 24 Apr 22



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# UNITS FOR RENT IN BUNDOORA

RENT



**Advertised rent: \$360 (per week)**

2 1 1

**C Unit 302, 50 Janefield Dr, Bundoora**

Features: Air conditioning  
Agency name: Ray White

Listed on: 03 Apr 22

2021-22 MSA Year		
Household Composition	Initial Income Level	Existing Tenant Income Level
One adult	\$82,795	\$85,994
Two adults	\$72,993	\$91,242
Three adults	\$93,191	\$116,489
Four adults	\$113,389	\$141,737
One parent with one child	\$72,544	\$91,350
One parent with two children	\$95,558	\$119,198
One parent with three children	\$108,072	\$139,090
Couple with one child	\$95,907	\$113,134
Couple with two children	\$108,021	\$139,027
Couple with three children	\$125,035	\$156,919

**Advertised rent: \$323 (per week)**

2 1 -

**D Unit 209, 34 Princeton Tce, Bundoora**

Agency name: Space Estate Agents

Listed on: 05 Jun 22



**Advertised rent: \$350 (per week)**

2 1 1

**E Unit 111, 14 Chancellor Ave, Bundoora**

Agency name: Fletchers

Listed on: 31 Jan 21



**Advertised rent: \$330 (per week)**

2 1 1

**F Unit 101, 87 Janefield Dr, Bundoora**

Features: Balcony  
Agency name: iHomes Real Estate

Listed on: 29 May 22



**Advertised rent: \$360 (per week)**

2 1 1

**G Unit 102, 87 Janefield Dr, Bundoora**

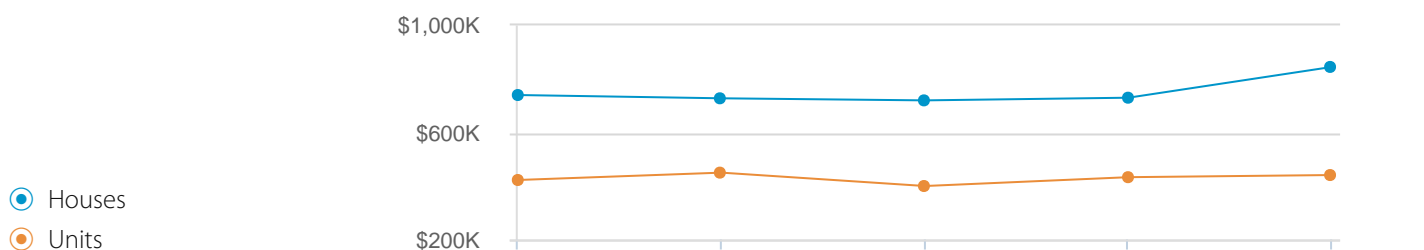
Features: Air conditioning, Balcony, Built in wardrobes, Dishwasher, Heating  
Agency name: The Apartment Specialists

Listed on: 03 Apr 22

# PROPERTY PROFILE OF BUNDOORA

## What is the property price trend in Bundoora over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Bundoora. The data is indicative only and is based on historical sales data.



		2017	2018	2019	2020	2021
House	Median	\$740K	\$728K	\$720K	\$730K	\$845K
	Change	14.29%	-1.66%	-1.06%	1.39%	15.75%
Unit	Median	\$423K	\$450K	\$400K	\$433K	\$441K
	Change	3.05%	6.51%	-11.11%	8.25%	1.85%

Based on calendar years

## Suburb snap shot for 12 months ending May 2022

Number of existing dwellings:	12,563	Auction clearance rate <sup>7</sup> (units):	84.19% ↓
Number of dwellings sold:	449 ↑	Median days on market <sup>8</sup> :	NA
Portion of dwellings sold <sup>5</sup> (% of turnover):	3.57%	Median discounting <sup>9</sup> (units):	-0.04% ↓
Median unit price <sup>6</sup> :	\$465,000 ↑	Highest sold price (units):	\$1,000,000 ↓
Number of units sold at auction:	31	Lowest sold price (units):	\$222,000 ↓

Arrows signify change compared to previous 12 month period

## 5 YEAR TREND<sup>10</sup>

Median prices: 2016-2021

Houses	Units
5.74%	1.71%
State: 7.83% National: 5.93%	State: 3.59% National: 2.84%

## MEDIAN PRICE<sup>6</sup>

12 months to Dec 2021 vs previous 12 months

Houses	Units
16.56%	6.53%
State: 17.33% National: 15.45%	State: 3.45% National: 4.72%

## RENTAL YIELD<sup>11</sup>

12 months to Dec 2021 vs previous 12 months

Houses	Units
2% ↓	4% ↓
State: 2% National: 3%	State: 3% National: 3%

## AUCTION CLEARANCE RATE<sup>7</sup>

12 months to Dec 2021 vs previous 12 months

Houses	Units
83.82% ↓	84.19% ↓
State: 84.08% National: 84.35%	State: 83.25% National: 84.18%

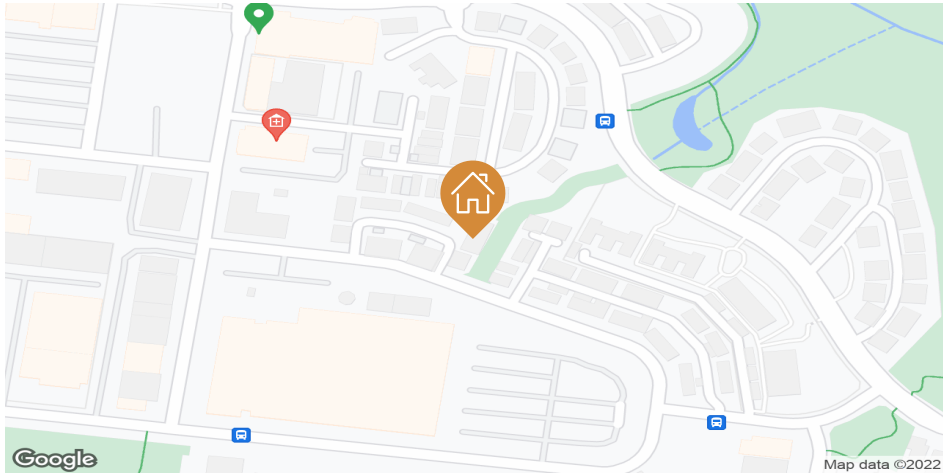
Data Source: PropTrack Pty Ltd  
NA – Data not available; SNR – Statistically not reliable



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# INTERESTING SUBURB INSIGHTS



## ABOUT BUNDOORA

**Population:** 25,709  
**Distance to CBD:** 17.8km  
**Local council:** Whittlesea

### Shopping

- DFO Uni Hill
- Woolworths

### Emergency Services

- Ambulance Victoria
- FRV Fire Station 16

### Medical Facilities

- Mr Kiron Bhatia
- University Hill Medical Centre

### Schools & Universities

- Watsonia North Primary School
- St Damian's Primary School

### Sports & Recreation Facilities

- Old Paradians Football Club.
- Bundoora Football Netball Club

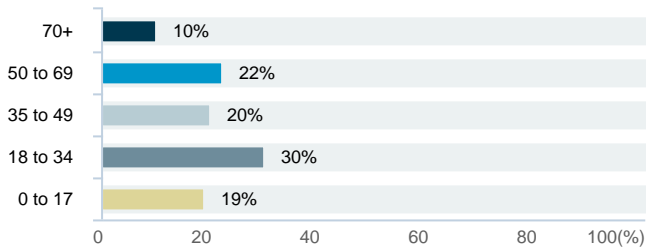
### Other Services

- Australia Post
- Library

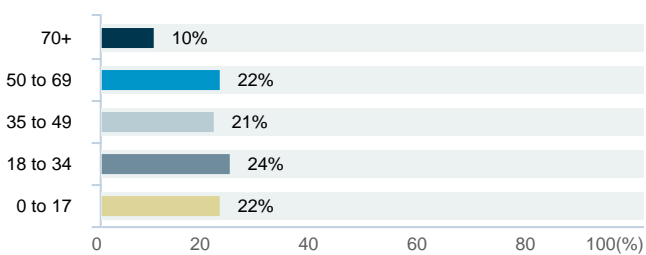
powered by Google

## AGE DISTRIBUTION

### Bundoora (Vic.)

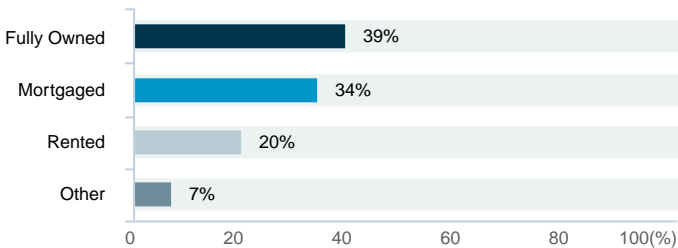


### Victoria

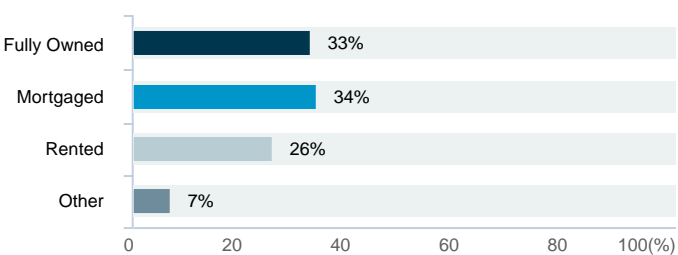


## DO RESIDENTS MAINLY OWN OR RENT?

### Bundoora (Vic.)



### Victoria



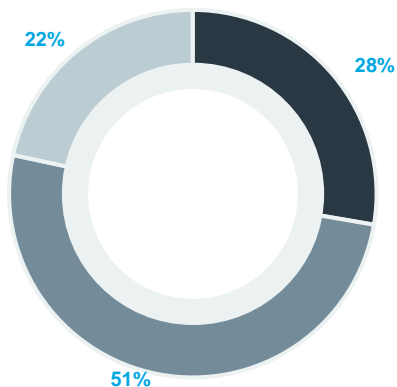
Source: The above information is indicative only, and is based on data from the Australian Bureau of Statistics under a Creative Commons Attribution Licence 4.0 International licence and research by PropTrack Pty Ltd.



# SALES RESULTS IN BUNDOORA

## UNITS FOR SALE - BY BEDROOM COUNT

Percentage of units advertised for sale by bedroom count  
Auction and Private treaty - 12 months to June 2022

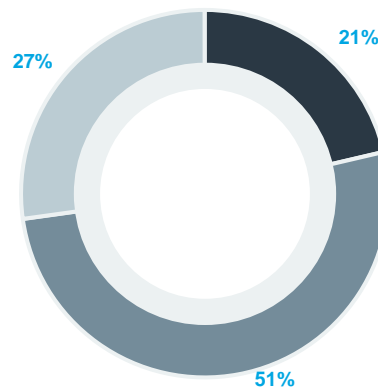


- 1 Bedroom Unit (28%)
- 2 Bedroom Unit (51%)
- 3+ Bedroom Unit (22%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.  
Source: PropTrack Pty Ltd.

## UNITS SOLD - BY BEDROOM COUNT

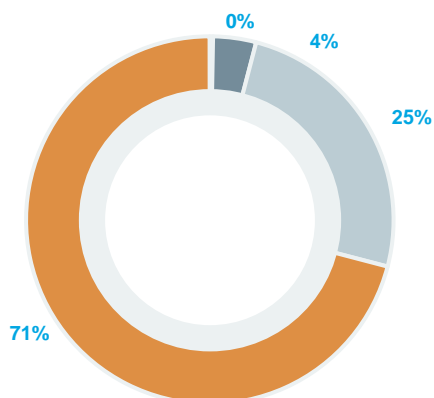
Percentage of units sold by bedroom count  
Auction and Private treaty - 12 months to May 2022



- 1 Bedroom Unit (21%)
- 2 Bedroom Unit (51%)
- 3+ Bedroom Unit (27%)

## HOUSES SOLD - BY PRICE RANGE

Percentage of houses sold by price range  
Auction and Private treaty - 12 months to May 2022

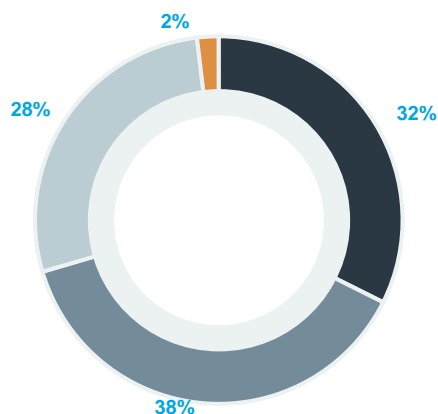


- \$200,000 to \$400,000 (0%)
- \$400,000 to \$600,000 (4%)
- \$600,000 to \$800,000 (25%)
- > \$800,000 (71%)

Records without price are not included above. Figures are rounded to the nearest percentage.  
Source: PropTrack Pty Ltd.

## UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range  
Auction and Private treaty - 12 months to May 2022



- \$200,000 to \$400,000 (32%)
- \$400,000 to \$600,000 (38%)
- \$600,000 to \$800,000 (28%)
- > \$800,000 (2%)

# SALES RESULTS AS REPORTED BY PROTRACK FOR BUNDOORA

## What is this data based on?

This data is provided by PropTrack Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

## MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES<sup>12</sup>

Agencies by ascending median days on market  
12 months to June 2022

Agency name	Number listed (private treaty only)	Median days on the market
Jellis Craig	5	20
Morrison Kleeman	4	30
Love & Co	3	31
McGrath	7	32
Barry Plant North Eastern Group	15	40
Harcourts Rata & Co	3	51
Ray White	37	61
Stockdale & Leggo	6	120

Agencies must have at least three recorded listed sales in the time period.  
Source: PropTrack Pty Ltd.

## NUMBER OF AUCTION LISTINGS

Agencies by descending number of listings  
12 months to June 2022

Agency name	Number of auction listings	Number of auction sales
Ray White	137	104
Barry Plant North Eastern Group	111	92
McGrath	10	7
Jellis Craig	8	7
Harcourts Rata & Co	5	3
Nelson Alexander	5	3
Stockdale & Leggo	5	3
Woodards	5	4
Darren Jones	4	3
Morrison Kleeman	3	3

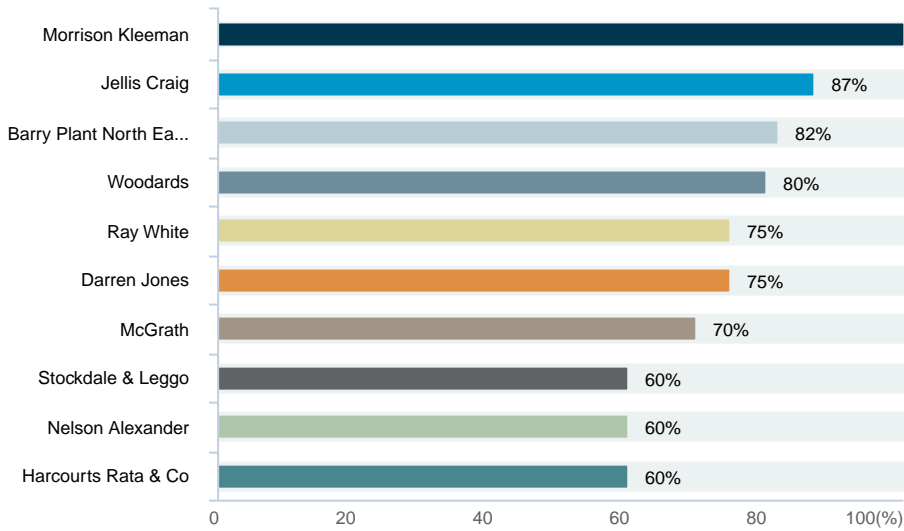
Agencies must have at least three recorded auctions in the time period.  
Source: PropTrack Pty Ltd.



# SALES RESULTS AS REPORTED BY PROTRACK FOR BUNDOORA

## AUCTION CLEARANCE RATE<sup>7</sup>

Agencies by descending order of auction clearance rates  
12 months to June 2022



Suburb clearance rate

83%

Agencies must have at least three recorded listed sales in the time period.  
Source: PropTrack Pty Ltd.

## IMPORTANT INFORMATION

\*The ANZ Property Profile Report is not a valuation and the property has not been inspected for the purposes of this report.

PropTrack's price ranges and price midpoints in ANZ Property Profile Reports are indicative only and are not valuations. They are based on a range of data sources which are subject to their availability at the time of publication, including public sales history (which may not include all property sales results).

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# GLOSSARY

## **<sup>1</sup> Price range estimate**

A price range estimate is an estimate only. It is based on certain available information and is not a valuation of the property or guarantee of its market value or future sale price. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

## **<sup>2</sup> Valuation**

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a PropTrack Pty Ltd price range estimate or the price a buyer has decided to pay for a property.

## **<sup>3</sup> Days on market for the property**

The number of days it has taken from the initial date of advertisement to the date of report generation.

## **<sup>4</sup> Median days on market for similar properties**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>5</sup> Portion of dwellings sold**

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

## **<sup>6</sup> Median price**

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

## **<sup>7</sup> Auction clearance rate**

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

## **<sup>8</sup> Median days on market**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>9</sup> Median Discounting**

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

## **<sup>10</sup> 5 year trend**

Trimmed average of the annual percentage change of median prices for the past 5 years.

## **<sup>11</sup> Rental yield**


A percentage of the annualised rental median divided by the annualised median sold for the suburb.

## **<sup>12</sup> Median days on market, private treaty only**

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.



## CONTACT

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