

# 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

1/210 Greenhills 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 \$470,000 & \$510,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Bundoora

Period - From 01/04/2023 to 31/03/2024 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	10/18-20 Greenhills Rd BUNDOORA 3083	\$525,000	28/05/2024
2	13/18 Greenhills Rd BUNDOORA 3083	\$525,000	29/05/2024
3	2/22-24 Greenhills Rd BUNDOORA 3083	\$480,000	18/06/2024

**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:

26/06/2024 21:36



**Rooms:** 3  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$470,000 - \$510,000  
**Median Unit Price**  
 Year ending March 2024: \$460,000

## Comparable Properties



**10/18-20 Greenhills Rd BUNDOORA 3083 (REI)** Agent Comments



Very neat & tidy property

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 28/05/2024  
**Property Type:** Unit



**13/18 Greenhills Rd BUNDOORA 3083 (REI)** Agent Comments



This property has an updated kitchen

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 29/05/2024  
**Property Type:** Villa  
**Land Size:** 166 sqm approx



**2/22-24 Greenhills Rd BUNDOORA 3083 (REI)** Agent Comments



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 18/06/2024  
**Rooms:** 2  
**Property Type:** Unit  
**Land Size:** 190 sqm approx

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