## 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

19 Greenwich Crescent, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$700,000		&		\$770,000			
Median sale price								
Median price	\$500,000	Pro	operty Type	Unit			Suburb	Bundoora
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Linacre Dr BUNDOORA 3083	\$750,000	09/04/2025
2	16 Edinburgh Cirt BUNDOORA 3083	\$715,000	05/04/2025
3	6 Greenwich Cr BUNDOORA 3083	\$752,500	21/02/2025

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:

04/06/2025 14:12





**Indicative Selling Price** 

\$700,000 - \$770,000

**Median Unit Price** 

nigelharry@jelliscraig.com.au

March quarter 2025: \$500,000

Nigel Harry 03 9403 9300 0412 464 116



Property Type: Townhouse (Single) Land Size: 223 sqm approx

Agent Comments

Modern townhouse in University Hill backing onto Gorge parklands. Includes open-plan living, sleek kitchen, powder room, three beds (main with ensuite), study nook, ducted heating, split system, and remote garage. Walk to shops, cafés, and parklands.

# **Comparable Properties**

5 Linacre Dr BUNDOORA 3083 (REI)       3     2     2       Price: \$750,000       Method: Private Sale       Date: 09/04/2025       Property Type: House	Agent Comments
16 Edinburgh Cirt BUNDOORA 3083 (REI/VG) 3 2 1 Price: \$715,000 Method: Auction Sale Date: 05/04/2025 Property Type: Townhouse (Res) Land Size: 181 sqm approx	Agent Comments
6 Greenwich Cr BUNDOORA 3083 (VG) 3  -  - Price: \$752,500 Method: Sale Date: 21/02/2025 Property Type: Townhouse (Single)	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



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