

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

2/22-24 Greenhills Road, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000 & \$544,500

Median sale price

Median price \$488,000 Property Type Unit Suburb Bundoora

Period - From 01/10/2023 to 31/12/2023 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	15 Darren Av BUNDOORA 3083	\$625,000	27/01/2024
2	31/70 Greenhills Rd BUNDOORA 3083	\$560,000	30/08/2023
3	25 Waxflower Cr BUNDOORA 3083	\$470,000	01/09/2023

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:

21/02/2024 09:55



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$495,000 - \$544,500

Median Unit Price

December quarter 2023: \$488,000

Comparable Properties



15 Darren Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 27/01/2024

Property Type: Unit

Land Size: 363 sqm approx



31/70 Greenhills Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 30/08/2023

Property Type: Unit

Land Size: 187 sqm approx

25 Waxflower Cr BUNDOORA 3083 (VG)

Agent Comments



Price: \$470,000

Method: Sale

Date: 01/09/2023

Property Type: Unit

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415