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	25 Greenhills Road, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$858,500	Pro	perty Type	House		Suburb	Bundoora
Period - From	06/02/2023	to	05/02/2024		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	12 Botanica Blvd BUNDOORA 3083	\$1,410,000	28/10/2023
2	8 Warramunga Rd BUNDOORA 3083	\$1,405,000	23/09/2023
3	11 Carbine PI BUNDOORA 3083	\$1,405,000	11/11/2023

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:	06/02/2024 11:31



McGrath

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Indicative Selling Price \$1,300,000 - \$1,430,000 **Median House Price** 06/02/2023 - 05/02/2024: \$858,500





Property Type: House Land Size: 933 sqm approx **Agent Comments**

Comparable Properties



12 Botanica Blvd BUNDOORA 3083 (REI)



Price: \$1,410,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments



8 Warramunga Rd BUNDOORA 3083 (REI/VG)





Price: \$1,405,000 Method: Auction Sale Date: 23/09/2023

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments



11 Carbine PI BUNDOORA 3083 (REI)



Price: \$1,405,000 Method: Auction Sale Date: 11/11/2023

Property Type: House (Res) Land Size: 578 sqm approx Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

propertydata

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