

# 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

25 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 \$1,300,000 & \$1,430,000

### Median sale price

Median price \$858,500 Property 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

Maggie Sun

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**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

06/02/2023 - 05/02/2024: \$858,500



5 2 2

**Property Type:** House

**Land Size:** 933 sqm approx

Agent Comments

## Comparable Properties



**12 Botanica Blvd BUNDOORA 3083 (REI)**

Agent Comments

4 2 2

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**8 Warramunga Rd BUNDOORA 3083 (REI/VG)**

Agent Comments

5 3 2

**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 660 sqm approx



**11 Carbine PI BUNDOORA 3083 (REI)**

Agent Comments

4 2 2

**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 578 sqm approx

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