

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 29 Greenwood Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$850,000 Property Type House Suburb Bundoora

Period - From 27/11/2022 to 26/11/2023 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 Botanic Ct BUNDOORA 3083	\$817,000	18/11/2023
2	7 Noorong Av BUNDOORA 3083	\$800,000	02/11/2023
3	85 Greenwood Dr BUNDOORA 3083	\$775,000	24/06/2023

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: 27/11/2023 12:30

Maggie Sun

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 3  1  2

Property Type: House
Land Size: 569 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

27/11/2022 - 26/11/2023: \$850,000

Comparable Properties



15 Botanic Ct BUNDOORA 3083 (REI)

Agent Comments

 3  1  4

Price: \$817,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 545 sqm approx



7 Noorong Av BUNDOORA 3083 (REI)

Agent Comments

 3  1  2

Price: \$800,000
Method: Sold Before Auction
Date: 02/11/2023
Property Type: House (Res)
Land Size: 543 sqm approx



85 Greenwood Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 3  1  4

Price: \$775,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 541 sqm approx

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