

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

410 Grimshaw Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$870,000 Property Type House Suburb Bundoora

Period - From 17/05/2023 to 16/05/2024 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.

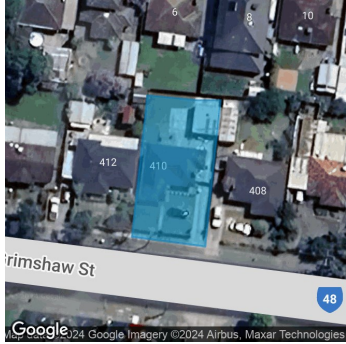
	Address of comparable property	Price	Date of sale
1	317 Grimshaw St WATSONIA 3087	\$816,000	30/04/2024
2	25 Judith St BUNDOORA 3083	\$769,000	27/01/2024
3	60 Cameron Pde BUNDOORA 3083	\$730,000	09/03/2024

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:

17/05/2024 12:44



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Property Type: House (Res)

Land Size: 559 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

17/05/2023 - 16/05/2024: \$870,000

Comparable Properties



317 Grimshaw St WATSONIA 3087 (REI)

Agent Comments

3
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 1

Price: \$816,000

Method: Private Sale

Date: 30/04/2024

Property Type: House

Land Size: 355 sqm approx



25 Judith St BUNDOORA 3083 (REI/VG)

Agent Comments

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Price: \$769,000

Method: Auction Sale

Date: 27/01/2024

Property Type: House (Res)

Land Size: 536 sqm approx



60 Cameron Pde BUNDOORA 3083 (REI/VG)

Agent Comments

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 2

Price: \$730,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 557 sqm approx

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