

## 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

169 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 164 Greenhills Road Bundoora VIC 3083  | \$715,000 | 24-Oct-20 |
| 95 Cabernet Crescent Bundoora VIC 3083 | \$777,999 | 12-May-20 |
| 1 Wordsworth Court Bundoora VIC 3083   | \$812,500 | 31-Oct-20 |

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 6 months.~~

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**164 Greenhills Road Bundoora VIC 3083**

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **24-Oct-20**

 3  2  2

Distance **0.07km**



**95 Cabernet Crescent Bundoora VIC 3083**

Sold Price

**\$777,999** Sold Date **12-May-20**

 4  3  2

Distance **0.46km**



**1 Wordsworth Court Bundoora VIC 3083**

Sold Price

<sup>RS</sup> **\$812,500** Sold Date **31-Oct-20**

 4  2  5

Distance **0.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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