

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

436 GRIMSHAW STREET BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Bundoora

Period-from

01 May 2022

to

30 Apr 2023

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

330 GRIMSHAW STREET WATSONIA NORTH VIC 3087	\$700,000	07-Dec-22
21 ARTHUR STREET BUNDOORA VIC 3083	\$638,000	22-Jan-23
25 SELLARS STREET WATSONIA NORTH VIC 3087	\$670,000	29-Apr-23

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.~~

This Statement of Information was prepared on: 01 May 2023



**330 GRIMSHAW STREET
WATSONIA NORTH VIC 3087**

 3  1  1

Sold Price **\$700,000** Sold Date **07-Dec-22**

Distance **0.91km**



**21 ARTHUR STREET BUNDOORA
VIC 3083**

 3  1  2

Sold Price **\$638,000** Sold Date **22-Jan-23**

Distance **1.38km**



**25 SELLARS STREET WATSONIA
NORTH VIC 3087**

 2  1  2

Sold Price ^{RS} **\$670,000** Sold Date **29-Apr-23**

Distance **1.59km**

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

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