## 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

468 Grimshaw Street, Bundoora Vic 3083

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$750,000		&		\$820,000			
Median sale p	rice							
Median price	\$853,250	Pro	operty Type	Hous	se		Suburb	Bundoora
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Leonard Cr BUNDOORA 3083	\$840,000	24/02/2024
2	1/3 Gray Ct BUNDOORA 3083	\$750,000	24/02/2024
3	1/555 Grimshaw St BUNDOORA 3083	\$550,000	16/12/2023

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:

01/03/2024 13:44









Property Type: House (Res) Land Size: 535 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$820,000 Median House Price December quarter 2023: \$853,250

# **Comparable Properties**



6 Leonard Cr BUNDOORA 3083 (REI)

Price: \$840,000

Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 534 sqm approx Agent Comments

Agent Comments



1/3 Gray Ct BUNDOORA 3083 (REI)

**1** 3 **1** 2 **1** 1

Price: \$750,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 393 sqm approx



1/555 Grimshaw St BUNDOORA 3083 (REI/VG) Agent Comments



Price: \$550,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 366 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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