

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 consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$853,250

Property Type

House

Suburb

Bundoora

Period - From

01/10/2023

to

31/12/2023

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	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



 3  2  2

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)

Agent Comments

 3  2  1

Price: \$840,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 534 sqm approx



1/3 Gray Ct BUNDOORA 3083 (REI)

Agent Comments

 3  2  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

 3  1  2

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