

## 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

93 Greenwood Drive 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

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2018

to

31 Aug 2019

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

21 Noorong Avenue Bundoora VIC 3083	\$540,000	10-Aug-19
25 Wallara Crescent Bundoora VIC 3083	\$570,000	31-May-19
15 Ledbury Crescent Bundoora VIC 3083	\$600,000	22-Mar-19

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: 16 September 2019

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**21 Noorong Avenue Bundoora VIC 3083**

Sold Price

**\$540,000**

Sold Date

**10-Aug-19**

 3  1  1

Distance

**0.35km**



**25 Wallara Crescent Bundoora VIC 3083**

Sold Price

**\$570,000**

Sold Date

**31-May-19**

 3  1  1

Distance

**0.73km**



**15 Ledbury Crescent Bundoora VIC 3083**

Sold Price

**\$600,000**

Sold Date

**22-Mar-19**

 3  1  1

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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