

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

3/2 Greenwood Drive, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$528,000

Median sale price

Median price \$507,500

House

Unit

X

Suburb

Bundoora

Period - From 01/07/2017

to

30/09/2017

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	6/70 Grange Blvd BUNDOORA 3083	\$505,000	12/08/2017
2	4 Warrawee Dr BUNDOORA 3083	\$505,000	26/08/2017
3	3/1416 Plenty Rd BUNDOORA 3083	\$495,000	04/05/2017

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.~~



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
September quarter 2017: \$507,500

Comparable Properties



6/70 Grange Blvd BUNDOORA 3083 (REI/VG) **Agent Comments**

 2  1  2

Price: \$505,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 4
Property Type: Townhouse (Res)



4 Warrawee Dr BUNDOORA 3083 (REI) **Agent Comments**

 3  1  2

Price: \$505,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 5
Property Type: House



3/1416 Plenty Rd BUNDOORA 3083 (REI/VG) **Agent Comments**

 3  1  1

Price: \$495,000
Method: Private Sale
Date: 04/05/2017
Rooms: 5
Property Type: Townhouse (Res)