

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

13/18 GREENHILLS ROAD 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

\$495,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2023

to

30 Apr 2024

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

13/18 MCLEANS ROAD BUNDOORA VIC 3083	\$507,000	06-Apr-24
17/70 GREENHILLS ROAD BUNDOORA VIC 3083	\$610,500	22-Feb-24

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: 22 May 2024



**13/18 MCLEANS ROAD BUNDOORA
VIC 3083**

Sold Price

^{RS}

\$507,000

Sold Date

06-Apr-24



2



1



1

Distance

0.3km



**17/70 GREENHILLS ROAD
BUNDOORA VIC 3083**

Sold Price

\$610,500

Sold Date

22-Feb-24



2



1



1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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