

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

2/434 Grimshaw Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$485,000

&

\$525,000

Median sale price

Median price \$435,000

Property Type Unit

Suburb Bundoora

Period - From 01/07/2019

to 30/09/2019

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.~~

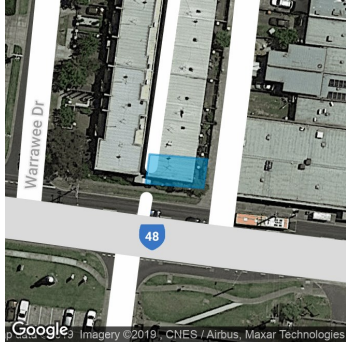
	Address of comparable property	Price	Date of sale
1	2/272 Grimshaw St WATSONIA NORTH 3087	\$540,000	11/09/2019
2	11/117 Plenty Rd BUNDOORA 3083	\$492,000	21/09/2019
3			

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:

23/11/2019 13:28



 3  1  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$485,000 - \$525,000

Median Unit Price

September quarter 2019: \$435,000

Comparable Properties



2/272 Grimshaw St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 2  1  2

Price: \$540,000

Method: Private Sale

Date: 11/09/2019

Rooms: 4

Property Type: Unit

Land Size: 350 sqm approx



11/117 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

 2  1  1

Price: \$492,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 3

Property Type: Unit

Land Size: 232 sqm approx

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.