

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

67 Greenwood Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$630,000

&

\$680,000

Median sale price

Median price \$707,250

Property Type House

Suburb Bundoora

Period - From 01/07/2018

to 30/06/2019

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	55 Wallara Cr BUNDOORA 3083	\$680,000	21/09/2019
2	93 Greenwood Dr BUNDOORA 3083	\$676,000	05/10/2019
3	7 Bowral Ct BUNDOORA 3083	\$660,000	08/06/2019

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:

14/10/2019 12:53



Rooms: 1
Property Type: House
Land Size: 567 sqm approx
 Agent Comments

Indicative Selling Price
 \$630,000 - \$680,000
Median House Price
 Year ending June 2019: \$707,250

Comparable Properties



55 Wallara Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 4
Property Type: House (Res)
Land Size: 618 sqm approx



93 Greenwood Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$676,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 536 sqm approx



7 Bowral Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 08/06/2019
Rooms: 4
Property Type: House (Res)
Land Size: 687 sqm approx