

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	213 Greenwood Drive, Bundoora Vic 3083
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Indicative selling price

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

Range between	\$565,000	&	\$595,000
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Median sale price

Median price	\$750,500	House	X	Unit		Suburb	Bundoora
Period - From	01/04/2018	to	30/06/2018	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	25 Trist St WATSONIA NORTH 3087	\$642,000	14/08/2018
2	51 Lea Cr BUNDOORA 3083	\$600,000	24/07/2018
3	17 Doidge St BUNDOORA 3083	\$600,000	17/03/2018

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.



 3  1  1

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price

\$565,000 - \$595,000

Median House Price

June quarter 2018: \$750,500

Comparable Properties



25 Trist St WATSONIA NORTH 3087 (REI)

Agent Comments

 2  1  1

Price: \$642,000

Method: Private Sale

Date: 14/08/2018

Rooms: 5

Property Type: House

Land Size: 539 sqm approx



51 Lea Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 3  1  2

Price: \$600,000

Method: Private Sale

Date: 24/07/2018

Rooms: 4

Property Type: House

Land Size: 536 sqm approx



17 Doidge St BUNDOORA 3083 (REI/VG)

Agent Comments

 3  1  2

Price: \$600,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 398 sqm approx