### 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	97 Greenwood Drive, Bundoora Vic 3083

#### Indicative selling price

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

Range between \$680,000 & \$748,000	Range between	\$680,000	&	\$748,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$707,250	Pro	perty 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

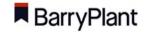
Add	dress of comparable property	Price	Date of sale
1	37 Noorong Av BUNDOORA 3083	\$752,000	24/08/2019
2	1 Thor Ct BUNDOORA 3083	\$706,000	21/09/2019
3	93 Greenwood Dr BUNDOORA 3083	\$676,000	05/10/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/10/2019 15:00









Property Type: House Land Size: 534 sqm approx **Agent Comments** 

**Indicative Selling Price** \$680,000 - \$748,000 **Median House Price** Year ending June 2019: \$707,250

## Comparable Properties



37 Noorong Av BUNDOORA 3083 (REI)





Price: \$752,000 Method: Auction Sale Date: 24/08/2019 Rooms: 5

Property Type: House (Res) Land Size: 595 sqm approx

**Agent Comments** 



1 Thor Ct BUNDOORA 3083 (REI)





Price: \$706.000 Method: Auction Sale Date: 21/09/2019

Property Type: House (Res)

Agent Comments



93 Greenwood Dr BUNDOORA 3083 (REI)





Price: \$676,000 Method: Auction Sale Date: 05/10/2019 Rooms: 4

Property Type: House (Res) Land Size: 536 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988



