

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

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	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 comparable properties 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



 3  1  1

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)

Agent Comments

 4  1  1

Price: \$752,000
Method: Auction Sale
Date: 24/08/2019
Rooms: 5
Property Type: House (Res)
Land Size: 595 sqm approx



1 Thor Ct BUNDOORA 3083 (REI)

Agent Comments

 3  1  2

Price: \$706,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)



93 Greenwood Dr BUNDOORA 3083 (REI)

Agent Comments

 3  1  2

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