

## 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

567 Grimshaw Street, Bundoora Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

#### Median sale price

Median price \$746,625

House

X

Suburb

Bundoora

Period - From 01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Oxley Av BUNDOORA 3083	\$960,000	24/06/2017
8 Milton Pde BUNDOORA 3083	\$933,500	08/04/2017
4 Yale PI BUNDOORA 3083	\$905,000	18/02/2017

567 Grimshaw Street, Bundoora Vic 3083



Loretta Khoo

9467 5444

0437 751 641

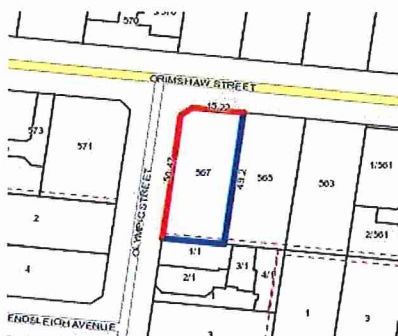
lkhoo@barryplant.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

March quarter 2017: \$746,625



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 896 sqm approx

**Agent Comments**

## Comparable Properties



**11 Oxley Av BUNDOORA 3083 (REI)**

**Agent Comments**



**Price:** \$960,000

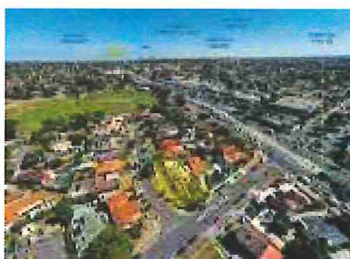
**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 710 sqm approx



**8 Milton Pde BUNDOORA 3083 (REI)**

**Agent Comments**



**Price:** \$933,500

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 713 sqm approx



**4 Yale PI BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$905,000

**Method:** Auction Sale

**Date:** 18/02/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 705 sqm approx