

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

500 Grimshaw Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$695,000

&

\$715,000

Median sale price

Median price \$727,750

House

X

Unit

Suburb Bundoora

Period - From 01/07/2018

to

30/09/2018

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	39 Josef Av BUNDOORA 3083	\$715,000	07/12/2018
2	11 Hastings St BUNDOORA 3083	\$705,000	05/12/2018
3	2 Yale Pl BUNDOORA 3083	\$700,000	01/12/2018

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.

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Indicative Selling Price

\$695,000 - \$715,000

Median House Price

September quarter 2018: \$727,750



 4  2  4

Rooms:

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



39 Josef Av BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$715,000

Method: Private Sale

Date: 07/12/2018

Rooms: 5

Property Type: House

Land Size: 537 sqm approx



11 Hastings St BUNDOORA 3083 (REI)

Agent Comments

 3  1  3

Price: \$705,000

Method: Sold Before Auction

Date: 05/12/2018

Rooms: 4

Property Type: House (Res)

Land Size: 539 sqm approx



2 Yale PI BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$700,000

Method: Auction Sale

Date: 01/12/2018

Rooms: 7

Property Type: House (Res)

Land Size: 600 sqm approx