

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	3/210 Greenhills Road, Bundoora Vic 3083
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Indicative selling price

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

Range between	\$420,000	&	\$462,000
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Median sale price

Median price	\$507,500	House		Unit	X	Suburb	Bundoora
Period - From	01/07/2017	to	30/09/2017	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	1/10 Lucy Ct BUNDOORA 3083	\$444,000	07/10/2017
2	19 Silverash Dr BUNDOORA 3083	\$438,000	07/10/2017
3	3/123 Settlement Rd BUNDOORA 3083	\$410,000	17/11/2017

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.~~



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
Median Unit Price
September quarter 2017: \$507,500

Comparable Properties



1/10 Lucy Ct BUNDOORA 3083 (REI)

Agent Comments

 2  1  1

Price: \$444,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 3
Property Type: Unit
Land Size: 120 sqm approx



19 Silverash Dr BUNDOORA 3083 (REI)

Agent Comments

 2  2  2

Price: \$438,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 105 sqm approx



3/123 Settlement Rd BUNDOORA 3083 (REI)

Agent Comments

 2  1  -

Price: \$410,000
Method: Private Sale
Date: 17/11/2017
Rooms: 3
Property Type: Townhouse (Single)