

# 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

462 Grimshaw Street, Bundoora Vic 3083

### Indicative selling price

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

Range between

\$790,000

&

\$860,000

### Median sale price

Median price

\$716,000

Property Type

Townhouse

Suburb

Bundoora

Period - From

29/03/2022

to

28/03/2023

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 | 22 Gonella Cr BUNDOORA 3083     | \$845,000 | 15/11/2022   |
| 2 | 9/2 Shoalhaven St BUNDOORA 3083 | \$820,000 | 24/11/2022   |
| 3 | 2/20 Olympic St BUNDOORA 3083   | \$800,000 | 01/12/2022   |

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:

29/03/2023 16:48



3   2   1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 304 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median Townhouse Price**  
29/03/2022 - 28/03/2023: \$716,000

## Comparable Properties



**22 Gonella Cr BUNDOORA 3083 (VG)**

**Agent Comments**

3   -   -

**Price:** \$845,000  
**Method:** Sale  
**Date:** 15/11/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 315 sqm approx



**9/2 Shoalhaven St BUNDOORA 3083 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 24/11/2022  
**Property Type:** Unit  
**Land Size:** 220 sqm approx



**2/20 Olympic St BUNDOORA 3083 (REI/VG)**

**Agent Comments**

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**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 01/12/2022  
**Property Type:** Townhouse (Single)

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996