

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

1/70 Greenhills Road Bundoora VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 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

6/2 Shoalhaven Street Bundoora VIC 3083	\$630,000	13-May-21
8/20 Norris Crescent Bundoora VIC 3083	\$605,000	30-Mar-21
246A Betula Avenue Mill Park VIC 3082	\$601,000	27-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 22 June 2021



6/2 Shoalhaven Street Bundoora VIC 3083

Sold Price

^{RS} **\$630,000**

Sold Date

13-May-21

 3  2  2

Distance

1.31km



8/20 Norris Crescent Bundoora VIC 3083

Sold Price

^{RS} **\$605,000**

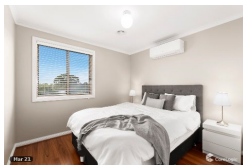
Sold Date

30-Mar-21

 3  1  1

Distance

1.24km



246A Betula Avenue Mill Park VIC 3082

Sold Price

^{RS} **\$601,000**

Sold Date

27-Mar-21

 3  1  2

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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