

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

228 Greenhills Road, Bundoora Vic 3083

Indicative selling price

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

Range between \$645,000 & \$695,000

Median sale price

Median price \$786,500 House X Unit Suburb Bundoora

Period - From 01/01/2017 to 31/12/2017 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	245 Greenhills Rd BUNDOORA 3083	\$720,000	24/10/2017
2	6 Landbury Rd BUNDOORA 3083	\$689,000	10/02/2018
3	280 Greenhills Rd BUNDOORA 3083	\$670,000	02/09/2017

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.



 3
  2
  2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price

\$645,000 - \$695,000

Median House Price

Year ending December 2017: \$786,500

Comparable Properties



245 Greenhills Rd BUNDOORA 3083 (VG)

Agent Comments

 3
  -
  -

Price: \$720,000

Method: Sale

Date: 24/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 561 sqm approx



6 Landbury Rd BUNDOORA 3083 (REI)

Agent Comments

 3
  1
  2

Price: \$689,000

Method: Auction Sale

Date: 10/02/2018

Rooms: 4

Property Type: House (Res)

Land Size: 544 sqm approx



280 Greenhills Rd BUNDOORA 3083 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$670,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 558 sqm approx