

## 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

17 GREENWOOD DRIVE BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Mar 2024

to

28 Feb 2025

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

276 GREENHILLS ROAD BUNDOORA VIC 3083	\$775,000	07-Dec-24
65 NICKSON STREET BUNDOORA VIC 3083	\$716,000	08-Mar-25

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: 25 March 2025

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**276 GREENHILLS ROAD  
BUNDOORA VIC 3083** 3  2  2

Sold Price

**\$775,000**Sold Date **07-Dec-24**

Distance

**1.92km****65 NICKSON STREET BUNDOORA  
VIC 3083** 3  2  2

Sold Price

<sup>RS</sup>  
**\$716,000**Sold Date **08-Mar-25**

Distance

**1.27km****RS** = Recent sale**UN** = Undisclosed Sale

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