

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

3/2 GREENWOOD DRIVE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

8/127 ARTHUR STREET BUNDOORA VIC 3083	\$582,000	06-Jun-25
31/117 PLENTY ROAD BUNDOORA VIC 3083	\$610,000	28-May-25
3/14 HIGHLAND STREET KINGSBURY VIC 3083	\$611,000	26-Apr-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.~~

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**8/127 ARTHUR STREET
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$582,000** Sold Date **06-Jun-25**

Distance **1.21km**



**31/117 PLENTY ROAD BUNDOORA
VIC 3083**

 2  1  1

Sold Price ^{RS} **\$610,000** Sold Date **28-May-25**

Distance **1.88km**



**3/14 HIGHLAND STREET
KINGSBURY VIC 3083**

 2  1  1

Sold Price **\$611,000** Sold Date **26-Apr-25**

Distance **1.46km**

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

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