



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

398 Grimshaw Street, Bundoora Vic 3083

Indicative selling price

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

Range between

\$680,000

&

\$748,000

Median sale price

Median price \$790,000

House

X

Unit

Suburb

Bundoora

Period - From 01/04/2017

to 31/03/2018

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	516 Grimshaw St BUNDOORA 3083	\$768,000	30/03/2018
2	531 Grimshaw St BUNDOORA 3083	\$730,000	26/05/2018
3	6 Moreton Cr BUNDOORA 3083	\$730,000	16/06/2018

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  1  3

Rooms:

Property Type: House

Land Size: 539 sqm approx

Agent Comments

Comparable Properties



516 Grimshaw St BUNDOORA 3083 (REI)

Agent Comments

 4  2  -

Price: \$768,000

Method: Sold Before Auction

Date: 30/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 533 sqm approx



531 Grimshaw St BUNDOORA 3083 (REI)

Agent Comments

 3  1  -

Price: \$730,000

Method: Auction Sale

Date: 26/05/2018

Rooms: 5

Property Type: House

Land Size: 584 sqm approx



6 Moreton Cr BUNDOORA 3083 (REI)

Agent Comments

 4  1  2

Price: \$730,000

Method: Auction Sale

Date: 16/06/2018

Rooms: 6

Property Type: House (Res)

Land Size: 588 sqm approx