

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

85 Greenwood Drive, Bundoora Vic 3083

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Bundoora

Period - From

01/04/2022

to

31/03/2023

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	29 Noorong Av BUNDOORA 3083	\$760,000	22/04/2023
2	5 Edro Ct BUNDOORA 3083	\$746,000	05/04/2023
3	22 Athol Av BUNDOORA 3083	\$735,000	02/03/2023

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.~~

This Statement of Information was prepared on:

22/05/2023 10:40

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3 1 2

Rooms: 4
Property Type: House
Land Size: 541 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending March 2023: \$860,000

Comparable Properties



29 Noorong Av BUNDOORA 3083 (REI)

Agent Comments

3 1 4

Price: \$760,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 581 sqm approx



5 Edro Ct BUNDOORA 3083 (REI)

Agent Comments

3 1 3

Price: \$746,000
Method: Private Sale
Date: 05/04/2023
Rooms: 7
Property Type: House (Res)
Land Size: 578 sqm approx



22 Athol Av BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$735,000
Method: Private Sale
Date: 02/03/2023
Property Type: House
Land Size: 553 sqm approx