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	185 Greenhills Road, Bundoora Vic 3083

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $900,000 Property Type House Suburb Bundoora

Period - From 01/04/2024 to 30/06/2024 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	228 Greenhills Rd BUNDOORA 3083	$1,100,000	15/08/2024
2	12 Larter Ct BUNDOORA 3083	$1,000,000	03/08/2024
3	2 Valadero Ct MILL PARK 3082	$1,075,000	20/04/2024

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: 26/08/2024 14:47

185 Greenhills Road, Bundoora Vic 3083



4 3 2

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
June quarter 2024: $900,000

Comparable Properties



228 Greenhills Rd BUNDOORA 3083 (REI)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 15/08/2024
Property Type: House
Land Size: 534 sqm approx

Agent Comments



12 Larter Ct BUNDOORA 3083 (REI)

4 2 1

Price: $1,000,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments



2 Valadero Ct MILL PARK 3082 (REI)

4 2 6

Price: $1,075,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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