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	3/210 Greenhills Road, Bundoora Vic 3083

Indicative selling price

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

Single price $620,000

Median sale price

Median price $475,000 Property Type Unit Suburb Bundoora

Period - From 23/10/2023 to 22/10/2024 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	2/3 Myers Ct BUNDOORA 3083	$640,000	21/09/2024
2	9/24 Mcleans Rd BUNDOORA 3083	$596,000	13/07/2024
3	6/6 Boadle Rd BUNDOORA 3083	$585,000	13/07/2024

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: 23/10/2024 09:23

3/210 Greenhills Road, Bundoora Vic 3083



2 1 1

Property Type: Unit
Land Size: 174 sqm approx

Agent Comments

Indicative Selling Price
$620,000
Median Unit Price
23/10/2023 - 22/10/2024: $475,000

Comparable Properties



2/3 Myers Ct BUNDOORA 3083 (REI)

2 1 1

Price: $640,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit
Land Size: 151 sqm approx

Agent Comments

Offering similar accommodation, relatively new build



9/24 Mcleans Rd BUNDOORA 3083 (REI/VG)

2 1 1

Price: $596,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Unit
Land Size: 200 sqm approx

Agent Comments



6/6 Boadle Rd BUNDOORA 3083 (REI/VG)

2 2 1

Price: $585,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Townhouse (Res)
Land Size: 117 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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