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	276 Greenhills Road, 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 $868,000 Property Type House Suburb Bundoora

Period - From 01/11/2023 to 31/10/2024 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	31 Tasman Dr BUNDOORA 3083	$755,000	26/10/2024
2	40 Tasman Dr BUNDOORA 3083	$722,000	25/10/2024
3	279 Greenhills Rd BUNDOORA 3083	$735,000	07/09/2024

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: 01/11/2024 14:01

276 Greenhills Road, Bundoora Vic 3083

Nelson Alexander



3 2 2

Property Type: House (Res)
Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
01/11/2023 - 31/10/2024: $868,000

Comparable Properties



31 Tasman Dr BUNDOORA 3083 (REI)

3 2 2

Price: $755,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

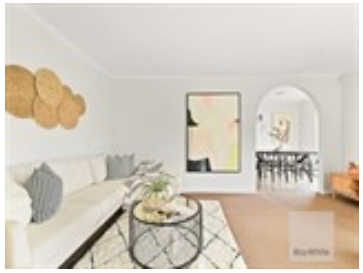


40 Tasman Dr BUNDOORA 3083 (REI)

3 2 2

Price: $722,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 558 sqm approx

Agent Comments



279 Greenhills Rd BUNDOORA 3083 (REI)

3 1 2

Price: $735,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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