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	49 Greenhills Road, Bundoora Vic 3083

Indicative selling price

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

Range between $830,000 & $890,000

Median sale price

Median price $860,000 Property Type House Suburb Bundoora

Period - From 04/12/2023 to 03/12/2024 Source Property Data

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	32 Janet Cr BUNDOORA 3083	$875,000	27/11/2024
2	4 Fern Ct MILL PARK 3082	$868,500	19/10/2024
3	18 Ashbrook Cirt BUNDOORA 3083	$845,000	12/10/2024

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: 04/12/2024 09:51

49 Greenhills Road, Bundoora Vic 3083



Property Type:
Agent Comments

Indicative Selling Price
$830,000 - $890,000
Median House Price
04/12/2023 - 03/12/2024: $860,000

Comparable Properties



32 Janet Cr BUNDOORA 3083 (REI)

4 2 2

Price: $875,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 560 sqm approx

Agent Comments



4 Fern Ct MILL PARK 3082 (REI/VG)

4 2 2

Price: $868,500
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



18 Ashbrook Cirt BUNDOORA 3083 (REI)

3 2 2

Price: $845,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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