

## 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

214 Greenhills Road Bundoora VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$565,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### 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 6 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

6/2 Shoalhaven Street Bundoora VIC 3083	\$630,000	11-May-21
30 Karl Court Bundoora VIC 3083	\$620,000	26-Mar-21
3/434 Grimshaw Street Bundoora VIC 3083	\$566,000	01-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 20 July 2021