

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	11 Greenwich Crescent, Bundoora Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$580,000	&	\$638,000

#### Median sale price

Median price	\$800,000	Hou	ise X	Unit		Suburb	Bundoora
Period - From	01/07/2017	to	30/09/2017		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 49 Manchester Cr BUNDOORA 3083 \$630,000 29/08/2017 2 31 Greenwich Cr BUNDOORA 3083 \$610,000 05/07/2017 3 13 Greenwich Cr BUNDOORA 3083 \$600,000 02/08/2017

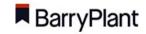
#### OR

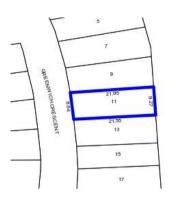
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

**Indicative Selling Price** \$580,000 - \$638,000 **Median House Price** September quarter 2017: \$800,000

### Comparable Properties



49 Manchester Cr BUNDOORA 3083 (REI)

Price: \$630,000 Method: Private Sale Date: 29/08/2017

Rooms: 7

Property Type: Townhouse (Single)

**Agent Comments** 

31 Greenwich Cr BUNDOORA 3083 (VG)





Price: \$610,000 Method: Sale Date: 05/07/2017

Rooms: -

Property Type: House (Res) Land Size: 274 sqm approx

Agent Comments











Price: \$600,000 Method: Private Sale

Date: 02/08/2017 Rooms: 5

Property Type: Townhouse (Single) Land Size: 194 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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