

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 6 Greenwich Crescent, Bundoora 3083, Victoria

Indicative selling price

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

or range between \$730,000 & \$800,000

Median sale price

Median price \$830,000 Property type Townhouse Suburb Bundoora

Period - From 01/01/24 to 31/12/2024 Source Real Estate

Comparable property sales

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 Greenwich Crescent BUNDOORA 3083	\$760,000	26/10/24
2 24 Bradford Ridge BUNDOORA 3083	\$740,000	31/08/24
3 57 Manchester Crescent BUNDOORA 3083	\$730,000	11/12/24

This Statement of Information was prepared on: 14/01/25