

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

17 Glenn Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Bundoora

Period - From

01/10/2021

to

31/12/2021

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	2/67 Settlement Rd BUNDOORA 3083	\$600,000	29/12/2021
2	4/66 Greenhills Rd BUNDOORA 3083	\$590,000	22/12/2021
3	4/11 Neilsen Cr BUNDOORA 3083	\$550,000	11/02/2022

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:

26/02/2022 17:26



Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
December quarter 2021: \$560,000

Comparable Properties



2/67 Settlement Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 29/12/2021
Property Type: Unit
Land Size: 198 sqm approx



4/66 Greenhills Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 22/12/2021
Property Type: Unit



4/11 Neilsen Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 11/02/2022
Rooms: 4
Property Type: Unit

Account - Love & Co