

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

4/442 GRIMSHAW STREET BUNDOORA VIC 3083

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

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

6/8 BALAKA PLACE BUNDOORA VIC 3083	\$700,000	03-Feb-25
6/1416-1422 PLENTY ROAD BUNDOORA VIC 3083	\$663,500	28-Jun-25
5/24 MCLEANS ROAD BUNDOORA VIC 3083	\$681,000	26-Apr-25

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: 14 July 2025



**6/8 BALAKA PLACE BUNDOORA
VIC 3083**

3 1 1

Sold Price

\$700,000

Sold Date

03-Feb-25

Distance

0.39km



**6/1416-1422 PLENTY ROAD
BUNDOORA VIC 3083**

3 2 1

Sold Price

^{RS} **\$663,500**

Sold Date

28-Jun-25

Distance

1.12km



**5/24 MCLEANS ROAD BUNDOORA
VIC 3083**

3 1 1

Sold Price

\$681,000

Sold Date

26-Apr-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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