

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

54 Linacre Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$748,750 House ☒ Unit ☐ Suburb Bundoora

Period - From 01/04/2017 to 30/06/2017 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	14 Lynch Av BUNDOORA 3083	\$1,430,000	03/07/2017
2	9 Maloney Rise BUNDOORA 3083	\$1,398,000	30/03/2017
3	84 Linacre Dr BUNDOORA 3083	\$1,300,000	12/08/2017

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.~~



 5  3  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 659 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2017: \$748,750

Comparable Properties



14 Lynch Av BUNDOORA 3083 (REI)

Agent Comments

 5  3  2

Price: \$1,430,000

Method: Private Sale

Date: 03/07/2017

Rooms: 6

Property Type: House

Land Size: 1138 sqm approx



9 Maloney Rise BUNDOORA 3083 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,398,000

Method: Private Sale

Date: 30/03/2017

Rooms: 8

Property Type: House

Land Size: 665 sqm approx



84 Linacre Dr BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 637 sqm approx