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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

65 Linacre Drive Bundoora VIC 3083

 5  5  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,300,000

## Median Sale Price




\$706,300 Houses in Bundoora between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic




## Comparable Property Sales

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.






**109 Queens Gardens Bundoora VIC 3083** Sold Price **\$1,580,000** Sold Date **24-Nov-18**  
 4  2  2 Distance **0.87km**



**14 Palmerston Avenue Bundoora VIC 3083** Sold Price **\$1,300,000** Sold Date **01-Sep-18**  
 4  2  2 Distance **0.66km**



**55 Queens Gardens Bundoora VIC 3083** Sold Price **\$1,260,000** Sold Date **23-Jun-18**  
 4  2  2 Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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