

Statement of Information

525 MIDDLEBOROUGH ROAD, BOX HILL NORTH, VIC 3129
Prepared by Jason Yu

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 TASMAN DRIVE, BUNDOORA, VIC 3083  3  1  2

Indicative Selling Price

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

600,000 to 660,000

Provided by: Jason Yu, iHomes Real Estate

SUBURB MEDIAN



BUNDOORA, VIC, 3083

Suburb Median Sale Price (House)

\$652,500

01 April 2016 to 31 March 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



42 GREENHILLS RD, BUNDOORA, VIC 3083  3  2  2

Sale Price

***\$650,000**

Sale Date: 08/04/2017

Distance from Property: 416m



10 HERMITAGE CRES, BUNDOORA, VIC 3083  3  2  2

Sale Price

\$640,000

Sale Date: 25/02/2017

Distance from Property: 344m



40 CABERNET CRES, BUNDOORA, VIC 3083  3  2  3

Sale Price

\$630,000

Sale Date: 17/12/2016

Distance from Property: 527m



This report has been compiled on 13/06/2017 by iHomes Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 NAPOLI CL, BUNDOORA, VIC 3083

 3  2  2

Sale Price

\$602,000

Sale Date: 10/12/2016

Distance from Property: 161m



7 TAMARA CRT, BUNDOORA, VIC 3083

 3  2  2

Sale Price

\$635,000

Sale Date: 14/11/2016

Distance from Property: 662m



3 GALLUS CRT, BUNDOORA, VIC 3083

 3  2  2

Sale Price

\$670,000

Sale Date: 06/09/2016

Distance from Property: 360m



59 JOSEF AVE, BUNDOORA, VIC 3083

 3  2  2

Sale Price

\$631,750

Sale Date: 24/06/2016

Distance from Property: 494m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 39 TASMAN DRIVE, BUNDOORA, VIC 3083

Indicative selling price

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

Single Price / Range 600,000 to 660,000

Median sale price

Median price \$652,500 House ☒ Unit ☐ Suburb BUNDOORA
Period 01 April 2016 to 31 March 2017 Source 

Comparable property sales

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
42 GREENHILLS RD, BUNDOORA, VIC 3083	*\$650,000	08/04/2017
10 HERMITAGE CRES, BUNDOORA, VIC 3083	\$640,000	25/02/2017
40 CABERNET CRES, BUNDOORA, VIC 3083	\$630,000	17/12/2016
3 NAPOLI CL, BUNDOORA, VIC 3083	\$602,000	10/12/2016

7 TAMARA CRT, BUNDOORA, VIC 3083	\$635,000	14/11/2016
3 GALLUS CRT, BUNDOORA, VIC 3083	\$670,000	06/09/2016
59 JOSEF AVE, BUNDOORA, VIC 3083	\$631,750	24/06/2016