

MILLERSHIP & CO.



It's not about us,
it's about you.

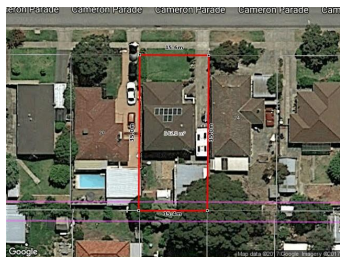
STATEMENT OF INFORMATION

22 CAMERON PARADE, BUNDOORA, VIC 3083

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 CAMERON PARADE, BUNDOORA, VIC

5 2 2

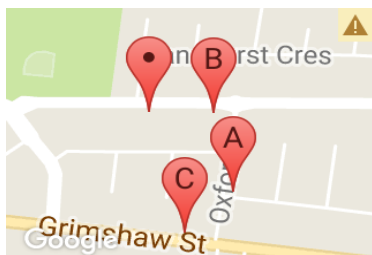
Indicative Selling Price

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

Price Range: **800,000 to 850,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



BUNDOORA, VIC, 3083

Suburb Median Sale Price (House)

\$709,500

01 October 2016 to 30 September 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.



1 WINDSOR CRES, BUNDOORA, VIC 3083

4 2 2

Sale Price

***\$847,500**

Sale Date: 21/10/2017

Distance from Property: 200m



36 CAMERON PDE, BUNDOORA, VIC 3083

3 2 3

Sale Price

\$850,000

Sale Date: 07/08/2017

Distance from Property: 106m



500 GRIMSHAW ST, BUNDOORA, VIC 3083

4 2 4

Sale Price

***\$825,000**

Sale Date: 28/10/2017

Distance from Property: 226m



This report has been compiled on 13/11/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

22 CAMERON PARADE, BUNDOORA, VIC 3083

Indicative selling price

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

Price Range:

800,000 to 850,000

Median sale price

Median price

\$709,500

House

X

Unit


Suburb

BUNDOORA

Period

01 October 2016 to 30 September 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
1 WINDSOR CRES, BUNDOORA, VIC 3083	*\$847,500	21/10/2017
36 CAMERON PDE, BUNDOORA, VIC 3083	\$850,000	07/08/2017
500 GRIMSHAW ST, BUNDOORA, VIC 3083	*\$825,000	28/10/2017