

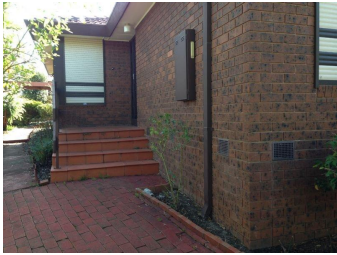
## **STATEMENT OF INFORMATION**

140 MCLEANS ROAD, BUNDOORA, VIC 3083

PREPARED BY IHOMES REAL ESTATE, EMAIL: [INFO@IHOMESRE.COM.AU](mailto:INFO@IHOMESRE.COM.AU)

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**140 MCLEANS ROAD, BUNDOORA, VIC**

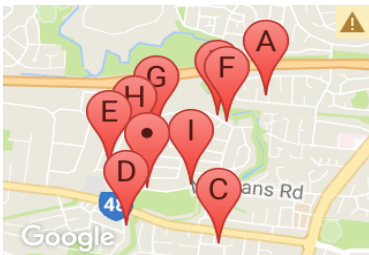
 3  2  2

**Indicative Selling Price**

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

**Price Range: 680,000 to 748,000**

## MEDIAN SALE PRICE



**BUNDOORA, VIC, 3083**

**Suburb Median Sale Price (House)**

**\$685,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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 FROST CRT, BUNDOORA, VIC 3083**

 3  2  2

**Sale Price**

**\$680,000**

Sale Date: 30/04/2017

Distance from Property: 1km



**146 GREENHILLS RD, BUNDOORA, VIC 3083**

 3  2  2

**Sale Price**

**\$765,000**

Sale Date: 29/04/2017

Distance from Property: 693m



**14 MAY ST, BUNDOORA, VIC 3083**

 3  1  2

**Sale Price**

**\$680,000**

Sale Date: 31/03/2017

Distance from Property: 616m



This report has been compiled on 16/09/2017 by iHomes Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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### 30 GLENN CRES, BUNDOORA, VIC 3083

 3  1  2

Sale Price

**\*\$680,000**

Sale Date: 02/09/2017

Distance from Property: 306m



### 280 GREENHILLS RD, BUNDOORA, VIC 3083

 3  1  2

Sale Price

**\*\$670,000**

Sale Date: 02/09/2017

Distance from Property: 299m



### 136 GREENHILLS RD, BUNDOORA, VIC 3083

 3  1  2

Sale Price

**\$665,000**

Sale Date: 31/05/2017

Distance from Property: 702m



### 18 PENRITH CRES, BUNDOORA, VIC 3083

 3  2  1

Sale Price

**\*\$710,000**

Sale Date: 24/04/2017

Distance from Property: 405m



### 10 MAROONDAH TCE, BUNDOORA, VIC 3083

 3  1  1

Sale Price

**\$685,000**

Sale Date: 22/04/2017

Distance from Property: 274m





**104 MCLEANS RD, BUNDOORA, VIC 3083**

 4  2  2

**Sale Price**

**\*\$783,000**

Sale Date: 19/08/2017

Distance from Property: 284m



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

140 MCLEANS ROAD, BUNDOORA, VIC 3083

Indicative selling price

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

Price Range:

680,000 to 748,000

Median sale price

Median price

\$685,000

House

X

Unit


Suburb

BUNDOORA

Period

01 July 2016 to 30 June 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 FROST CRT, BUNDOORA, VIC 3083	\$680,000	30/04/2017
146 GREENHILLS RD, BUNDOORA, VIC 3083	\$765,000	29/04/2017
14 MAY ST, BUNDOORA, VIC 3083	\$680,000	31/03/2017
30 GLENN CRES, BUNDOORA, VIC 3083	*\$680,000	02/09/2017

280 GREENHILLS RD, BUNDOORA, VIC 3083	*\$670,000	02/09/2017
136 GREENHILLS RD, BUNDOORA, VIC 3083	\$665,000	31/05/2017
18 PENRITH CRES, BUNDOORA, VIC 3083	*\$710,000	24/04/2017
10 MAROONDAH TCE, BUNDOORA, VIC 3083	\$685,000	22/04/2017
104 MCLEANS RD, BUNDOORA, VIC 3083	*\$783,000	19/08/2017