

STATEMENT OF INFORMATION

8/44 LINACRE DRIVE, BUNDOORA, VIC 3083

PREPARED BY IHOMES REAL ESTATE, EMAIL: INFO@IHOMESRE.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/44 LINACRE DRIVE, BUNDOORA, VIC

 2  1  1

Indicative Selling Price

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

Price Range: **380,000 to 410,000**

MEDIAN SALE PRICE



BUNDOORA, VIC, 3083

Suburb Median Sale Price (Unit)

\$380,000

01 July 2016 to 30 June 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.



7/42 ORMOND BVD, BUNDOORA, VIC 3083

 2  1  1

Sale Price

***\$390,000**

Sale Date: 27/07/2017

Distance from Property: 629m



14 CHANCELLOR AVE, BUNDOORA, VIC 3083

 2  1  1

Sale Price

***\$390,000**

Sale Date: 24/07/2017

Distance from Property: 620m



4/34 LINACRE DR, BUNDOORA, VIC 3083

 2  1  1

Sale Price

***\$450,000**

Sale Date: 12/07/2017

Distance from Property: 0m



This report has been compiled on 21/09/2017 by iHomes Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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14/80 ENTERPRISE DR, BUNDOORA, VIC 3083

 2  1  2

Sale Price

\$402,000

Sale Date: 19/05/2017

Distance from Property: 82m



8/30 LINACRE DR, BUNDOORA, VIC 3083

 2  1  1

Sale Price

\$360,000

Sale Date: 18/04/2017

Distance from Property: 0m



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

8/44 LINACRE DRIVE, BUNDOORA, VIC 3083

Indicative selling price

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

Price Range: 380,000 to 410,000

Median sale price

Median price \$380,000

House

Unit

X

Suburb

BUNDOORA

Period 01 July 2016 to 30 June 2017

Source

 pricfinder

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
7/42 ORMOND BVD, BUNDOORA, VIC 3083	*\$390,000	27/07/2017
14 CHANCELLOR AVE, BUNDOORA, VIC 3083	*\$390,000	24/07/2017
4/34 LINACRE DR, BUNDOORA, VIC 3083	*\$450,000	12/07/2017
14/80 ENTERPRISE DR, BUNDOORA, VIC 3083	\$402,000	19/05/2017

8/30 LINACRE DR, BUNDOORA, VIC 3083	\$360,000	18/04/2017
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