

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	45 Worcester Crescent, Bundoora Vic 3083
---	--

#### Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000
---------------	-------------	---	-------------

#### Median sale price

Median price	\$748,750	House	X	Unit		Suburb	Bundoora
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	54 Linacre Dr BUNDOORA 3083	\$1,505,000	16/09/2017
2	14 Lynch Av BUNDOORA 3083	\$1,430,000	03/07/2017
3	84 Linacre Dr BUNDOORA 3083	\$1,300,000	12/08/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4   3   2

**Rooms:**  
**Property Type:** Land  
**Land Size:** 564 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 June quarter 2017: \$748,750

## Comparable Properties



**54 Linacre Dr BUNDOORA 3083 (REI)**

**Agent Comments**

5   3   2

**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 659 sqm approx



**14 Lynch Av BUNDOORA 3083 (REI)**

**Agent Comments**

5   3   2

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 03/07/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1138 sqm approx



**84 Linacre Dr BUNDOORA 3083 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx