

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 | 13 Linacre Drive, Bundoora Vic 3083 |
|---------------------------------------------|-------------------------------------|

Indicative selling price

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

Single price

Median sale price

| | | | | | |
|---------------|-----------------------------------------|---------------|-----------------------------------------|--------|---------------------------------------|
| Median price | <input type="text" value="\$770,000"/> | Property Type | <input type="text" value="House"/> | Suburb | <input type="text" value="Bundoora"/> |
| Period - From | <input type="text" value="01/10/2020"/> | to | <input type="text" value="31/12/2020"/> | Source | <input type="text" value="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 | | |
| 2 | | |
| 3 | | |

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.

This Statement of Information was prepared on:

13 Linacre Drive, Bundoora Vic 3083

LJ Hooker

Theo Makris

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Indicative Selling Price

\$745,000

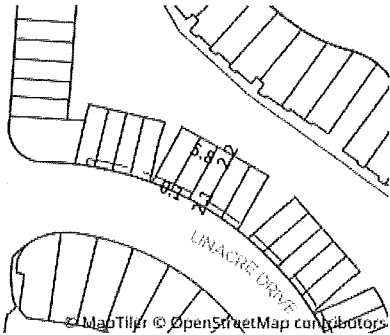
Median House Price

December quarter 2020: \$770,000



Property Type:

Agent Comments



Comparable Properties

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.

Account - LJ Hooker Croydon | P: 03 9725 8811 | F: 03 9725 4240



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.