

# 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

31 Lauder Drive, 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 \$900,000 & \$990,000

### Median sale price

Median price \$850,000 Property Type House Suburb Bundoora

Period - From 01/10/2022 to 30/09/2023 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	24 David Cr BUNDOORA 3083	\$957,000	02/09/2023
2	37 Trafalgar Cr BUNDOORA 3083	\$950,000	24/06/2023
3	64 Cameron Pde BUNDOORA 3083	\$900,000	14/10/2023

**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:

23/10/2023 11:53

Maggie Sun

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 4    3    2

**Property Type:** House

**Land Size:** 532 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending September 2023: \$850,000

## Comparable Properties



**24 David Cr BUNDOORA 3083 (REI)**

Agent Comments

 4    2    2

**Price:** \$957,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 593 sqm approx



**37 Trafalgar Cr BUNDOORA 3083 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 520 sqm approx



**64 Cameron Pde BUNDOORA 3083 (REI)**

Agent Comments

 4    2    2

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 564 sqm approx

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