

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

40 Taunton Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$860,000 Property Type House Suburb Bundoora

Period - From 01/04/2022 to 31/03/2023 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	40 Milton Pde BUNDOORA 3083	\$852,000	01/04/2023
2	16 Betula Av BUNDOORA 3083	\$842,800	01/04/2023
3	25 Betula Av BUNDOORA 3083	\$830,000	10/05/2023

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:

03/07/2023 10:39

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Property Type: House (Res)

Land Size: 492 sqm approx

Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending March 2023: \$860,000

Comparable Properties



40 Milton Pde BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$852,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 545 sqm approx

16 Betula Av BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  6

Price: \$842,800

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 576 sqm approx



25 Betula Av BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$830,000

Method: Private Sale

Date: 10/05/2023

Property Type: House

Land Size: 546 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822