

## 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

4 LODGE WAY BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$901,500

Property type

House

Suburb

Bundoora

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 89 LINACRE DRIVE BUNDOORA VIC 3083      | \$1,500,000 | 01-Oct-22 |
| 70 FITZJOHNS DRIVE BUNDOORA VIC 3083    | \$1,650,000 | 03-Oct-22 |
| 38 WORCESTER CRESCENT BUNDOORA VIC 3083 | \$1,675,000 | 06-Jul-22 |

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 6 months.~~

This Statement of Information was prepared on: 18 October 2022



**89 LINACRE DRIVE BUNDOORA  
VIC 3083**

 5  5  2

Sold Price

<sup>RS</sup> **\$1,500,000**

Sold Date

**01-Oct-22**

Distance

**0.27km**



**70 FITZJOHNS DRIVE BUNDOORA  
VIC 3083**

 4  5  2

Sold Price

<sup>RS</sup> **\$1,650,000**

Sold Date

**03-Oct-22**

Distance

**0.31km**



**38 WORCESTER CRESCENT  
BUNDOORA VIC 3083**

 4  2  3

Sold Price

<sup>RS</sup> **\$1,675,000**

Sold Date

**06-Jul-22**

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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