

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Bundoora

Period - From

02/12/2022

to

01/12/2023

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	3 Star Gr BUNDOORA 3083	\$1,050,000	25/11/2023
2	7 Cashmore Ct BUNDOORA 3083	\$1,025,000	26/08/2023
3	5 Ashbrook Cirt BUNDOORA 3083	\$1,010,000	05/08/2023

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:

02/12/2023 19:41

31 Lauder Drive, Bundoora Vic 3083

McGrath

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

02/12/2022 - 01/12/2023: \$850,000



 4  3  2

Property Type: House

Land Size: 533 sqm approx

Agent Comments

Comparable Properties



3 Star Gr BUNDOORA 3083 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 544 sqm approx



7 Cashmore Ct BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,025,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 601 sqm approx



5 Ashbrook Cirt BUNDOORA 3083 (REI/VG)

Agent Comments

 4  3  4

Price: \$1,010,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 543 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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