

## 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

33 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,120,000

&

\$1,220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 May 2023

to

30 Apr 2024

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

|   |         |           |
|---|---------|-----------|
| 19 ELLERY STREET BUNDOORA VIC 3083        | 1180000 | 11-May-24 |
| 58 AMBROSE TREACY DRIVE BUNDOORA VIC 3083 | 1180000 | 09-Dec-23 |
| 31 LAUDER DRIVE BUNDOORA VIC 3083         | 1050000 | 18-Feb-24 |

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: 21 May 2024

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**19 ELLERY STREET BUNDOORA  
VIC 3083**

 4  2  2

Sold Price

<sup>RS</sup> **1180000**

Sold Date

**11-May-24**

Distance

**1.48km**

**58 AMBROSE TREACY DRIVE  
BUNDOORA VIC 3083**

 4  3  2

Sold Price

**1180000**

Sold Date

**09-Dec-23**

Distance

**1.9km**



**31 LAUDER DRIVE BUNDOORA VIC  
3083**

 4  3  2

Sold Price

**1050000**

Sold Date

**18-Feb-24**

Distance

**0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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