

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

9 LAUDER DRIVE BUNDOORA VIC 3083

Indicative selling price

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

Single Price

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Bundoora

Period-from

01 May 2021

to

30 Apr 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

1 VIRGINIA CRESCENT BUNDOORA VIC 3083	\$740,000	16-Feb-22
1 HERMITAGE CRESCENT BUNDOORA VIC 3083	\$791,000	12-Feb-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: 16 May 2022



1 VIRGINIA CRESCENT BUNDOORA VIC 3083

Sold Price

\$740,000

Sold Date

16-Feb-22



3



2



2

Distance

0.71km



1 HERMITAGE CRESCENT BUNDOORA VIC 3083

Sold Price

^{RS}
\$791,000

Sold Date

12-Feb-22



3



2



2

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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