

## 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

1 DRYDEN COURT BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Bundoora

Period-from

01 Mar 2024

to

28 Feb 2025

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

4 LAUDER DRIVE BUNDOORA VIC 3083	\$762,000	15-Feb-25
30 NICKSON STREET BUNDOORA VIC 3083	\$775,000	28-Dec-24
484 GRIMSHAW STREET BUNDOORA VIC 3083	\$800,000	08-Mar-25

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.~~

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#### 4 LAUDER DRIVE BUNDOORA VIC 3083

Sold Price

<sup>RS</sup>

**\$762,000**

Sold Date

**15-Feb-25**

 3

 1

 1

Distance

**0.77km**



#### 30 NICKSON STREET BUNDOORA VIC 3083

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**28-Dec-24**

 3

 1

 1

Distance

**0.91km**



#### 484 GRIMSHAW STREET BUNDOORA VIC 3083

Sold Price

<sup>RS</sup>

**\$800,000**

Sold Date

**08-Mar-25**

 4

 2

 2

Distance

**1.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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