

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

24 Samuel Court, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$895,000

Median sale price

Median price \$850,000 Property Type House Suburb Bundoora

Period - From 01/10/2022 to 30/09/2023 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	64 Cameron Pde BUNDOORA 3083	\$900,000	14/10/2023
2	5 Rodger Ct BUNDOORA 3083	\$885,000	11/08/2023
3	24 Taunton Dr BUNDOORA 3083	\$870,000	02/12/2023

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:

12/12/2023 09:12



4
 2
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$850,000 - \$895,000

Median House Price

Year ending September 2023: \$850,000

Comparable Properties



64 Cameron Pde BUNDOORA 3083 (REI)

Agent Comments

4
 2
 2

Price: \$900,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 564 sqm approx



5 Rodger Ct BUNDOORA 3083 (REI)

Agent Comments

4
 2
 3

Price: \$885,000

Method: Auction Sale

Date: 11/08/2023

Property Type: House

Land Size: 550 sqm approx



24 Taunton Dr BUNDOORA 3083 (REI)

Agent Comments

4
 2
 1

Price: \$870,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 562 sqm approx

Account - Love & Co