

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 36 Cameron Parade, Bundoora Vic 3083

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$900,000 Property Type House Suburb Bundoora

Period - From 01/04/2024 to 30/06/2024 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	4 Tasman Dr BUNDOORA 3083	\$855,000	03/08/2024
2	4 Aldren PI BUNDOORA 3083	\$855,000	08/06/2024
3	48 Mcleans Rd BUNDOORA 3083	\$880,000	27/04/2024

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.~~

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Maggie Sun

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 4  2  2

Property Type: House

Land Size: 543 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2024: \$900,000

Comparable Properties



4 Tasman Dr BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$855,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 530 sqm approx



4 Aldren PI BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  2

Price: \$855,000

Method: Auction Sale

Date: 08/06/2024

Property Type: House (Res)

Land Size: 538 sqm approx



48 Mcleans Rd BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  2

Price: \$880,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 535 sqm approx

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