

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

113 Nickson Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$590,000 & \$645,000

Median sale price

Median price \$450,500 Property Type Unit Suburb Bundoora

Period - From 31/05/2023 to 30/05/2024 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	103 Nickson St BUNDOORA 3083	\$630,000	09/03/2024
2	27/2 Shoalhaven St BUNDOORA 3083	\$599,000	07/05/2024
3			

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:

31/05/2024 11:48



3 2 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$590,000 - \$645,000

Median Unit Price

31/05/2023 - 30/05/2024: \$450,500

Comparable Properties



103 Nickson St BUNDOORA 3083 (REI/VG)

Agent Comments

3 2 2

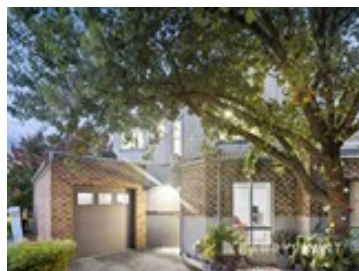
Price: \$630,000

Method: Private Sale

Date: 09/03/2024

Property Type: Townhouse (Single)

Land Size: 107 sqm approx



27/2 Shoalhaven St BUNDOORA 3083 (REI)

Agent Comments

2 1 3

Price: \$599,000

Method: Private Sale

Date: 07/05/2024

Property Type: Townhouse (Single)

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.