

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

3/122 MCLEANS ROAD 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2023

to

29 Feb 2024

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

7 CUT LEAF COURT BUNDOORA VIC 3083	\$675,000	13-Feb-24
95 NICKSON STREET BUNDOORA VIC 3083	\$645,000	18-Nov-23
203/72 GALILEO GATEWAY BUNDOORA VIC 3083	\$661,000	12-Feb-24

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: 13 March 2024

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**7 CUT LEAF COURT BUNDOORA
VIC 3083**

 3  2  2

Sold Price

^{RS} **\$675,000**

Sold Date **13-Feb-24**

Distance **1.19km**



**95 NICKSON STREET BUNDOORA
VIC 3083**

 3  2  2

Sold Price

\$645,000

Sold Date **18-Nov-23**

Distance **0.37km**



**203/72 GALILEO GATEWAY
BUNDOORA VIC 3083**

 3  2  2

Sold Price

^{RS} **\$661,000**

Sold Date **12-Feb-24**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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