

## 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

6/60 NICKSON STREET BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bundoora

Period-from

01 May 2023

to

30 Apr 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

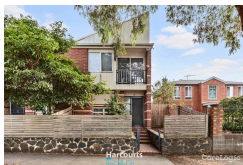
Date of sale

1/70 GRANGE BOULEVARD BUNDOORA VIC 3083	\$560,000	06-Apr-24
3/76 DAREBIN BOULEVARD RESERVOIR VIC 3073	\$563,000	30-Apr-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: 31 May 2024

**1/70 GRANGE BOULEVARD  
BUNDOORA VIC 3083**

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Sold Price <sup>RS</sup> **\$560,000** Sold Date **06-Apr-24**Distance **1.49km****3/76 DAREBIN BOULEVARD  
RESERVOIR VIC 3073**

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Sold Price <sup>RS</sup> **\$563,000** Sold Date **30-Apr-24**Distance **2.23km****RS** = Recent sale**UN** = Undisclosed Sale

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