

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

2/128 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2023

to

31 Oct 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

18/60 NICKSON STREET BUNDOORA VIC 3083	\$502,000	07-Sep-24
14/18 MCLEANS ROAD BUNDOORA VIC 3083	\$530,000	03-Aug-24
2/22 GREENHILLS ROAD BUNDOORA VIC 3083	\$480,000	04-Jun-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.

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**18/60 NICKSON STREET
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$502,000** Sold Date **07-Sep-24**

Distance **0.44km**



**14/18 MCLEANS ROAD BUNDOORA
VIC 3083**

 2  1  1

Sold Price **\$530,000** Sold Date **03-Aug-24**

Distance **0.96km**



**2/22 GREENHILLS ROAD
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$480,000** Sold Date **04-Jun-24**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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