Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Including subu		24/2 Ambrose Treacy Drive, Bundoora Vic 3083						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	n \$650,0	00		&	\$695,0	000		
Median sale price								
Median price	\$866,000)	Pro	perty Type Ho	use		Suburb	Bundoora
Period - From	01/01/20)24	to	31/12/2024] ;	Source	REIV	
Comparable property sales (*Delete A or B below as applicable)								
A* These a	re the thr	ee prop	ertie	s sold within two	o kilomet	res of th	ne proper	ty for sale in the last six

months that the estate age	nt or agent's representative con	siders to be most comparable to the
property for sale.		

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Aut	diess of comparable property	FIICE	Date of Sale
1	57 Manchester Cr BUNDOORA 3083	\$730,000	11/12/2024
2			
3			

OR

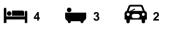
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/02/2025 09:29









Property Type: Townhouse Land Size: 166 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$695,000 **Median House Price**

Year ending December 2024: \$866,000

Comparable Properties



57 Manchester Cr BUNDOORA 3083 (REI/VG)

3

Agent Comments

Price: \$730,000 Method: Private Sale Date: 11/12/2024

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.

Account - VICPROP



