

## 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

22 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,500

Property type

House

Suburb

Bundoora

Period-from

01 Mar 2019

to

29 Feb 2020

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

14 Shelley Avenue Bundoora VIC 3083	\$675,880	22-Nov-19
19 Glenn Crescent Bundoora VIC 3083	\$640,000	19-Dec-19

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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**14 Shelley Avenue Bundoora VIC 3083**

 3  2  2

Sold Price

**\$675,880**

Sold Date

**22-Nov-19**

Distance

**0.83km**



**19 Glenn Crescent Bundoora VIC 3083**

 3  1  2

Sold Price

**\$640,000**

Sold Date

**19-Dec-19**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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