

## 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

26 NICKSON STREET BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2023

to

31 Mar 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 CHERRYWOOD COURT BUNDOORA VIC 3083	\$692,000	23-Mar-24
54 CABERNET CRESCENT BUNDOORA VIC 3083	\$692,000	20-Jan-24
154 MCLEANS ROAD BUNDOORA VIC 3083	\$736,000	16-Dec-23

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: 02 April 2024

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**7 CHERRYWOOD COURT  
BUNDOORA VIC 3083**

 3  1  1

Sold Price <sup>RS</sup> **\$692,000** Sold Date **23-Mar-24**

Distance **0.91km**



**54 CABERNET CRESCENT  
BUNDOORA VIC 3083**

 3  2  1

Sold Price **\$692,000** Sold Date **20-Jan-24**

Distance **1.01km**



**154 MCLEANS ROAD BUNDOORA  
VIC 3083**

 3  1  2

Sold Price **\$736,000** Sold Date **16-Dec-23**

Distance **1km**

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

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