

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

95 Nickson Street, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$649,950

Median sale price

Median price

\$702,500

Property Type

Townhouse

Suburb

Bundoora

Period - From

02/11/2022

to

01/11/2023

Source

REIV

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 six 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	12/24 Mcleans Rd BUNDOORA 3083	\$616,000	09/08/2023
2	5/102 Settlement Rd BUNDOORA 3083	\$726,000	29/07/2023
3	36 Karl Ct BUNDOORA 3083	\$580,000	16/05/2023

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:

02/11/2023 10:38



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



12/24 Mcleans Rd BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$616,000

Method: Private Sale

Date: 09/08/2023

Property Type: Townhouse (Single)

Land Size: 147 sqm approx



5/102 Settlement Rd BUNDOORA 3083 (REI/VG)

Agent Comments

3 2 2

Price: \$726,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)



36 Karl Ct BUNDOORA 3083 (VG)

Agent Comments

3 - -

Price: \$580,000

Method: Sale

Date: 16/05/2023

Property Type: Townhouse (Conjoined)