

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 4/60 Nickson Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$425,000

&

\$465,000

Median sale price

Median price \$450,000

House

Unit

X

Suburb

Bundoora

Period - From 01/01/2018

to

31/12/2018

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	13/121 Grange Blvd BUNDOORA 3083	\$465,000	27/11/2018
2	31 Waxflower Cr BUNDOORA 3083	\$452,500	25/02/2019
3	18/70 Grange Blvd BUNDOORA 3083	\$420,000	30/01/2019

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.



 2  1  2

Rooms:

Property Type: House

Land Size: 144 sqm approx

Agent Comments

Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

Year ending December 2018: \$450,000

Comparable Properties



13/121 Grange Blvd BUNDOORA 3083 (REI/VG)

Agent Comments

 2  1  1

Price: \$465,000

Method: Private Sale

Date: 27/11/2018

Rooms: 3

Property Type: Townhouse (Single)



31 Waxflower Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 2  2  2

Price: \$452,500

Method: Private Sale

Date: 25/02/2019

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 89 sqm approx



18/70 Grange Blvd BUNDOORA 3083 (REI/VG)

Agent Comments

 2  1  1

Price: \$420,000

Method: Private Sale

Date: 30/01/2019

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 95 sqm approx