

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

2/77 NICKSON STREET BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see 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

\$480,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2023

to

31 Oct 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

2/3 MYERS COURT BUNDOORA VIC 3083	\$640,000	21-Sep-24
1/169 GREENWOOD DRIVE BUNDOORA VIC 3083	\$612,000	02-Oct-24
2/6 WARRAWEE DRIVE BUNDOORA VIC 3083	\$664,000	21-Nov-24

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: 27 November 2024

David Moxon
P 0394675444
M 0413673636
E dmoxon@barryplant.com.au



**2/3 MYERS COURT BUNDOORA
VIC 3083**

 3  1  1

Sold Price **\$640,000** Sold Date **21-Sep-24**

Distance **0.61km**



**1/169 GREENWOOD DRIVE
BUNDOORA VIC 3083**

 3  1  1

Sold Price **\$612,000** Sold Date **02-Oct-24**

Distance **1.67km**



**2/6 WARRAWEE DRIVE
BUNDOORA VIC 3083**

 3  1  1

Sold Price ^{RS} **\$664,000** Sold Date **21-Nov-24**

Distance **1.84km**

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

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