

# 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 87 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)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$750,500 Property Type House Suburb Bundoora

Period - From 01/01/2019 to 31/12/2019 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	3/10 Kathleen Ct BUNDOORA 3083	\$760,000	30/10/2019
2	4 Willunga Way BUNDOORA 3083	\$735,000	23/02/2020
3	91 Nickson St BUNDOORA 3083	\$715,000	14/03/2020

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: 17/03/2020 15:44