

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

30 Nickson Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price

\$893,500

Property Type

House

Suburb

Bundoora

Period - From

01/07/2024

to

30/09/2024

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	15 Kevin St BUNDOORA 3083	\$750,000	28/06/2024
2	76 Arthur St BUNDOORA 3083	\$805,000	22/06/2024
3	26 Nickson St BUNDOORA 3083	\$826,000	27/04/2024

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:

17/10/2024 10:10



 3  1  1

Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 September quarter 2024: \$893,500

Comparable Properties



15 Kevin St BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  1

Price: \$750,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 594 sqm approx



76 Arthur St BUNDOORA 3083 (REI/VG)

Agent Comments

 3  1  2

Price: \$805,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 537 sqm approx



26 Nickson St BUNDOORA 3083 (REI/VG)

Agent Comments

 3  1  1

Price: \$826,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 531 sqm approx

Account - Barry Plant | P: (03) 9431 1243