

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

2/52 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2020

to

30 Sep 2021

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

8 Joshua Court Bundoora VIC 3083	\$595,000	10-Jul-21
7/127 Arthur Street Bundoora VIC 3083	\$546,000	07-Jul-21
16/22 Greenhills Road Bundoora VIC 3083	\$555,500	30-Jun-21

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: 06 October 2021



8 Joshua Court Bundoora VIC 3083 Sold Price **\$595,000** Sold Date **10-Jul-21**

 3  1  1

Distance **0.5km**



7/127 Arthur Street Bundoora VIC 3083 Sold Price **\$546,000** Sold Date **07-Jul-21**

 2  1  1

Distance **0.7km**



16/22 Greenhills Road Bundoora VIC 3083 Sold Price **\$555,500** Sold Date **30-Jun-21**

 2  1  1

Distance **0.85km**

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

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