

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

34 MCLEANS ROAD 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2024

to

31 Mar 2025

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

65 NICKSON STREET BUNDOORA VIC 3083	\$716,000	08-Mar-25
586 MORWELL AVENUE BUNDOORA VIC 3083	\$738,500	21-Nov-24
9 BRITTEN COURT BUNDOORA VIC 3083	\$730,000	01-Mar-25

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: 09 April 2025

Hayley Margetts
P 91111707
M 0433696971
E hmargetts@barryplant.com.au



**65 NICKSON STREET BUNDOORA
VIC 3083**

 3  2  2

Sold Price

^{RS} **\$716,000**

Sold Date

08-Mar-25

Distance

0.44km



**586 MORWELL AVENUE
BUNDOORA VIC 3083**

 3  1  2

Sold Price

\$738,500

Sold Date

21-Nov-24

Distance

0.93km



**9 BRITTEN COURT BUNDOORA VIC
3083**

 3  1  2

Sold Price

^{RS} **\$730,000**

Sold Date

01-Mar-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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