

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

23 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,944

Property type

Other

Suburb

Bundoora

Period-from

01 Mar 2020

to

28 Feb 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

13 Brownhill Street Bundoora VIC 3083	\$748,000	31-Oct-20
15 Brownhill Street Bundoora VIC 3083	\$748,000	31-Oct-20
14 Collared Close Bundoora VIC 3083	\$700,000	29-Mar-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: 31 March 2021



13 Brownhill Street Bundoora VIC 3083

 4  4  2

Sold Price

\$748,000

Sold Date

31-Oct-20

Distance

0.17km



15 Brownhill Street Bundoora VIC 3083

 4  4  2

Sold Price

Sold Date

31-Oct-20

Distance

0.17km



14 Collared Close Bundoora VIC 3083

 4  2  1

Sold Price

^{RS} **\$700,000**

Sold Date

29-Mar-21

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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