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 9/2Ambrose TreacyDrive,Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$690,000	&	\$759,0	00				
Median sale price								
Median price	\$475,000	Property Type	Unit	Suburb	Bundoora			
Period - From	01/04/2024	to 31/03/2025	So	ource REIV	1			

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 propertyforsale.

Ade	dress of comparable property	Price	Date of sale
1	3/2 AmbroseTreacyDr BUNDOORA3083	\$670,000	21/03/2025
2	24/2 Ambrose Treacy Dr BUNDOORA 3083	\$710,000	16/02/2025
3	57 Manchester Cr BUNDOORA 3083	\$730,000	11/12/2024

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:

01/07/2025 10:01



♥ I © P R O P





Property Type: Flat/Unit/Apartment (Res) Agent Comments **Indicative Selling Price**

\$690,000 - \$759,000

Median Unit Price

Year ending March 2025: \$475,000

Comparable Properties



Account - VICPROP | P: 03 8888 1011



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1986 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.