

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

9/2 Ambrose Treacy Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$475,000 Property Type Unit Suburb Bundoora

Period - From 01/04/2024 to 31/03/2025 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	3/2 Ambrose Treacy Dr BUNDOORA 3083	\$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



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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



3/2 Ambrose Treacy Dr BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$670,000

Method: Private Sale

Date: 21/03/2025

Property Type: Townhouse (Single)



24/2 Ambrose Treacy Dr BUNDOORA 3083 (REI/VG)

Agent Comments

4 3 2

Price: \$710,000

Method: Sold Before Auction

Date: 16/02/2025

Property Type: Townhouse (Res)

Land Size: 166 sqm approx



57 Manchester Cr BUNDOORA 3083 (REI/VG)

Agent Comments

4 3 2

Price: \$730,000

Method: Private Sale

Date: 11/12/2024

Property Type: Townhouse (Single)