

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

1A Mersey Street, Bundoora Vic 3083

Indicative selling price

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

Single price \$689,000

Median sale price

Median price \$645,000

Property Type Townhouse

Suburb Bundoora

Period - From 19/05/2024

to 18/05/2025

Source Property Data

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	3/44 Dundee St RESERVOIR 3073	\$705,000	05/04/2025
2			
3			

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:

19/05/2025 10:42



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$689,000

Median Townhouse Price

19/05/2024 - 18/05/2025: \$645,000

Comparable Properties



3/44 Dundee St RESERVOIR 3073 (REI)

Agent Comments

 2  2  1

Price: \$705,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)

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.

Account - Love & Co



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