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	15/2 AMBROSE TREACY DRIVE 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	$759,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$512,000	Property type	Unit	Suburb	Bundoora
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
9/2 AMBROSE TREACY DRIVE BUNDOORA VIC 3083	$750,000	21-Jul-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: 10 September 2025

Con Kara
P 0391111707
M 0438588677
E ckara@barryplant.com.au



9/2 AMBROSE TREACY DRIVE BUNDOORA VIC 3083

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Sold Price **$750,000** Sold Date **21-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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