

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 1 Heartwood Court, Bunyip, VIC 3815

Indicative selling price

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

Price Range \$950,000 & \$1,045,000

Median sale price

Median price \$770,000 Property Type House Suburb Bunyip (3815)

Period - From 01/08/2022 to 31/07/2023 Source protrack

Comparable property sales

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
2 GREENHILL COURT, BUNYIP VIC 3815	\$1,130,000	16/04/2023
11 FLETT STREET, BUNYIP VIC 3815	\$985,000	05/07/2023
31 ABECKETT ROAD, BUNYIP VIC 3815	\$1,000,000	18/08/2023

This Statement of Information was prepared on: 28/08/2023