

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 17 (Lot 402) Nylander Road, Bunyip VIC 3815

Indicative selling price

For the meaning of this price

see consumer.vic.gov.au/underquoting

Price \$670,000

Median sale price

Median price \$760,000 Property Type House Suburb Bunyip (3815)

Period - From 1/01/2024 to 19/04/2024 Source REA

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 |
|--------------------------------------|-----------|--------------|
| 15 Violet Street, Bunyip, Vic 3815 | \$680,000 | 14 Jul 2023 |
| 10 Water Lily Road, Bunyip, Vic 3815 | \$710,000 | 14 Jun 2023 |
| 8 Royanne Close, Bunyip, Vic 3815 | \$860,000 | 25 May 2023 |

This Statement of Information was prepared on: 19/04/2024