

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

3(Lot 409) Magnolia Way, Bunyip VIC 3815

Indicative selling price

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

Range

\$690,000 - \$730,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Bunyip (3815)

Period - From

1/7/2023

to

23/10/2023

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: 23/10/2023