

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 8 (Lot 406) Mangnolia Way, Bunyip VIC 3815

Indicative selling price

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

Price Range \$700,000 - \$735,000

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