

## 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 SHINNERS CLOSE BUNYIP VIC 3815

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,250

Property type

House

Suburb

Bunyip

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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

15 AGNOLETO COURT BUNYIP VIC 3815	\$1,450,000	10-Apr-23
1 CHAMBERS ROAD BUNYIP VIC 3815	\$1,120,000	11-Oct-23

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: 20 October 2023


**15 AGNOLETO COURT BUNYIP VIC 3815**
 5
  3
  8

Sold Price

**\$1,450,000**

Sold Date

**10-Apr-23**

Distance

**0.52km**

**1 CHAMBERS ROAD BUNYIP VIC 3815**
 4
  2
  4

Sold Price

<sup>RS</sup> **\$1,120,000**

Sold Date

**11-Oct-23**

Distance

**0.95km**

RS = Recent sale

UN = Undisclosed Sale

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