

## 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

5/27-29 HIGH STREET 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

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Bunyip

Period-from

01 Dec 2023

to

30 Nov 2024

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

4/12 HIGH STREET BUNYIP VIC 3815	\$455,000	23-May-24
7/11A ABECKETT ROAD BUNYIP VIC 3815	\$485,000	25-Jul-23
10/11A ABECKETT ROAD BUNYIP VIC 3815	\$465,000	27-Jun-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: 10 December 2024

**4/12 HIGH STREET BUNYIP VIC  
3815**

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Sold Price

**\$455,000**Sold Date **23-May-24**

Distance

**0.12km****7/11A ABECKETT ROAD BUNYIP  
VIC 3815**

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Sold Price

**\$485,000**Sold Date **25-Jul-23**

Distance

**0.38km****10/11A ABECKETT ROAD BUNYIP  
VIC 3815**

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Sold Price

**\$465,000**Sold Date **27-Jun-23**

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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