

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale.

Address 6/3 A'beckett Road, Bunyip VIC 3815

Indicative selling price

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

\$515,000

Median sale price

Median price \$485,000

Property type Unit

Suburb Bunyip

Period - From 01/01/2023

to

31/12/2023

Source Pricefinder

Comparable property sales

These are the two properties sold within five kilometres of the property for sale in the last 18 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
2/25 High Street, Bunyip, Vic 3815	\$505,000	Sold on 10 Oct 2022
4/11A A'beckett Road, Bunyip, Vic 3815	\$485,000	Sold on 04 Oct 2023

This Statement of Information was prepared on: 29/02/2024