

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

4/11A ABECKETT ROAD BUNYIP VIC 3815

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Bunyip

Period-from

01 Jul 2021

to

30 Jun 2022

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

2/48 RAILWAY AVENUE BUNYIP VIC 3815	\$503,000	12-Oct-21
9/8 FLINDERS ROAD LONGWARRY VIC 3816	\$495,000	27-May-22
1/21 OAK AVENUE LONGWARRY VIC 3816	\$522,500	04-Feb-22

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: 25 July 2022



**2/48 RAILWAY AVENUE BUNYIP
VIC 3815**

 3  2  2

Sold Price

\$503,000

Sold Date

12-Oct-21

Distance

1.49km



**9/8 FLINDERS ROAD LONGWARRY
VIC 3816**

 3  2  2

Sold Price

^{RS} **\$495,000**

Sold Date

27-May-22

Distance

4.17km



**1/21 OAK AVENUE LONGWARRY
VIC 3816**

 3  2  2

Sold Price

\$522,500

Sold Date

04-Feb-22

Distance

4.2km

RS = Recent sale

UN = Undisclosed Sale

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