

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

3 ALBERT STREET 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

\$725,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Bunyip

Period-from

01 May 2022

to

30 Apr 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

11 STACEY STREET BUNYIP VIC 3815	\$850,000	21-Feb-22
20 NYLANDER ROAD BUNYIP VIC 3815	\$730,000	16-Nov-22
54 HOPE STREET BUNYIP VIC 3815	\$770,000	08-Sep-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: 22 May 2023



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11 STACEY STREET BUNYIP VIC 3815

4 3 8

Sold Price

\$850,000

Sold Date

21-Feb-22

Distance

0.2km



20 NYLANDER ROAD BUNYIP VIC 3815

5 2 2

Sold Price

\$730,000

Sold Date

16-Nov-22

Distance

0.3km



54 HOPE STREET BUNYIP VIC 3815

3 2 2

Sold Price

\$770,000

Sold Date

08-Sep-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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