

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 Webb Street, Bunyip Vic 3815

Indicative selling price

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

Range between \$589,000

&

\$629,000

Median sale price

Median price \$796,250

Property Type House

Suburb Bunyip

Period - From 01/01/2022

to

31/12/2022

Source REIV

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 six 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
1	16b Flett St BUNYIP 3815	\$638,000	03/11/2022
2	18 Bunyip Modella Rd BUNYIP 3815	\$616,000	18/08/2022
3	14 Pearson St BUNYIP 3815	\$595,000	27/09/2022

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 six months.~~

This Statement of Information was prepared on:

21/03/2023 18:16

4 Webb Street, Bunyip Vic 3815



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Property Type:
Land Size: 896 sqm approx
Agent Comments

Indicative Selling Price
\$589,000 - \$629,000
Median House Price
Year ending December 2022: \$796,250

Comparable Properties



16b Flett St BUNYIP 3815 (VG)

Agent Comments

3 - -

Price: \$638,000
Method: Sale
Date: 03/11/2022
Property Type: House (Res)
Land Size: 1188 sqm approx



18 Bunyip Modella Rd BUNYIP 3815 (VG)

Agent Comments

4 - -

Price: \$616,000
Method: Sale
Date: 18/08/2022
Property Type: House (Res)
Land Size: 2024 sqm approx



14 Pearson St BUNYIP 3815 (REI/VG)

Agent Comments

3 1 1

Price: \$595,000
Method: Private Sale
Date: 27/09/2022
Property Type: House
Land Size: 931 sqm approx

Account - Biggin & Scott | P: 03 5628 1493



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