

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1050 BUNYIP-MODELLA ROAD, MODELLA,** 2 - -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$470,000 to \$500,000**

Provided by: Matt Koster, Alex Scott Pakenham

## MEDIAN SALE PRICE



**MODELLA, VIC, 3816**

Suburb Median Sale Price (House)

**\$650,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1560 KOO WEE RUP-LONGWARRY RD,** 3 - -

Sale Price

**\$850,000**

Sale Date: 04/10/2017

Distance from Property: 3.1km



**80 COSTER RD, MODELLA, VIC 3816** 3 1 2

Sale Price

**\$650,000**

Sale Date: 20/06/2017

Distance from Property: 2.9km



**850 KOO WEE RUP-LONGWARRY RD,** 4 2 2

Sale Price

**\$695,000**

Sale Date: 20/08/2017

Distance from Property: 2.2km



This report has been compiled on 17/04/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1050 BUNYIP-MODELLA ROAD, MODELLA, VIC 3816

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$470,000 to \$500,000

Median sale price

Median price

\$650,000

House

X

Unit


Suburb

MODELLA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
1560 KOO WEE RUP-LONGWARRY RD, CATANI, VIC 3981	\$850,000	04/10/2017
80 COSTER RD, MODELLA, VIC 3816	\$650,000	20/06/2017
850 KOO WEE RUP-LONGWARRY RD, MODELLA, VIC 3816	\$695,000	20/08/2017