



STATEMENT OF INFORMATION

32 BUNYIP-MODELLA ROAD, BUNYIP, VIC 3815

PREPARED BY MATT KOSTER, ALEX SCOTT PAKENHAM, PHONE: 0474 781 711

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 BUNYIP-MODELLA ROAD, BUNYIP, VIC  4  2  8

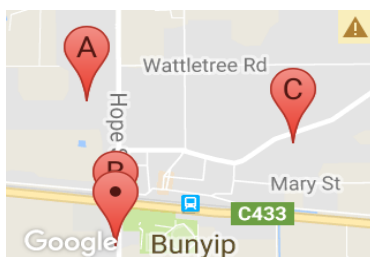
Indicative Selling Price

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

Single Price: **\$350,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



BUNYIP, VIC, 3815

Suburb Median Sale Price (House)

\$585,000

01 October 2017 to 31 March 2018

Provided by: 

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.



16 PETTY RD, BUNYIP, VIC 3815

 -  -  -

Sale Price

\$323,000

Sale Date: 20/07/2017

Distance from Property: 1.1 km



18 BUNYIP-MODELLA RD, BUNYIP, VIC 3815

 2  1  2

Sale Price

***\$415,000**

Sale Date: 06/05/2017

Distance from Property: 144m



40 ABECKETT RD, BUNYIP, VIC 3815

 -  -  -

Sale Price

\$420,000

Sale Date: 28/06/2017

Distance from Property: 1.4km



This report has been compiled on 26/04/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - 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

32 BUNYIP-MODELLA ROAD, BUNYIP, VIC 3815

Indicative selling price

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

Single Price:

\$350,000

Median sale price

Median price

\$585,000

House

X

Unit


Suburb

BUNYIP

Period

01 October 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 |
|--|------------|--------------|
| 16 PETTY RD, BUNYIP, VIC 3815 | \$323,000 | 20/07/2017 |
| 18 BUNYIP-MODELLA RD, BUNYIP, VIC 3815 | *\$415,000 | 06/05/2017 |
| 40 ABECKETT RD, BUNYIP, VIC 3815 | \$420,000 | 28/06/2017 |