Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address available on request, BUNYIP VIC 3815							
e see consumer.vi	c.gov.au	ı/underquoting (Delete single	price	e or range a	s applicable)	
		or range \$1,740		00	&	\$1,790,000	
oplicable)							
\$810,000	Property type		Other		Suburb	urb Bunyip	
01 Feb 2023	to	to 31 Jan 2024 So		urce	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							
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	pplicable) \$810,000 01 Feb 2023 sales (*Delete Arproperties sold with the properties with	Address available on the see consumer.vic.gov.au pplicable) \$810,000 Prop 01 Feb 2023 to the properties sold within two ont's representative considerations.	Address available on request, BUNY ce see consumer.vic.gov.au/underquoting (* or range between pplicable) \$810,000 Property type 01 Feb 2023 to 31 Jan 2024 sales (*Delete A or B below as application of the ont's representative considers to be most contributed in the considers of the ont's representative considers to be most contributed in the contributed in the considers of the ont's representative considers to be most contributed in the co	Address available on request, BUNYIP VIC 381 ce see consumer.vic.gov.au/underquoting (*Delete single or range between \$1,740,00 pplicable) \$810,000 Property type Other 01 Feb 2023 to 31 Jan 2024 So sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for ont's representative considers to be most comparable to the second	Address available on request, BUNYIP VIC 3815 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,740,000 pplicable) \$810,000 Property type Other 01 Feb 2023 to 31 Jan 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale in the price of the property for sale in the property for sale in the price of the property for sale in the property	Address available on request, BUNYIP VIC 3815 The see consumer.vic.gov.au/underquoting (*Delete single price or range at the or range of state of state of the property type of the state of the property for sale in the last 6 of the property of sales (*Delete A or B below as applicable) The properties sold within two kilometres of the property for sale in the last 6 of the property of sale in the last 6 of the property of sale in the last 6 of the property of sale in the last 6 of the property for sale in the last 6 of	

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: 14 February 2024



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