

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

6 CAMELLIA DRIVE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Bunyip

Period-from

01 Mar 2024

to

28 Feb 2025

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

6 ROYANNE CLOSE BUNYIP VIC 3815	\$741,000	15-Jan-25
7 WATER LILY ROAD BUNYIP VIC 3815	\$709,000	05-Oct-24
3 MAGNOLIA WAY BUNYIP VIC 3815	\$675,000	05-Dec-24

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: 27 March 2025

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6 ROYANNE CLOSE BUNYIP VIC 3815

 4  2  -

Sold Price

\$741,000

Sold Date

15-Jan-25

Distance

0.49km



7 WATER LILY ROAD BUNYIP VIC 3815

 4  2  3

Sold Price

\$709,000

Sold Date

05-Oct-24

Distance

0.14km



3 MAGNOLIA WAY BUNYIP VIC 3815

 4  2  3

Sold Price

\$675,000

Sold Date

05-Dec-24

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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