

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

33 NASH ROAD 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Bunyip

Period-from

01 Feb 2024

to

31 Jan 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

56 JEFFERSON ROAD GARFIELD VIC 3814	\$810,000	02-May-24
17 ARCHER ROAD GARFIELD VIC 3814	\$810,000	06-Nov-24
4 CLEARVIEW COURT GARFIELD VIC 3814	\$820,000	19-Sep-23

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: 12 February 2025



56 JEFFERSON ROAD GARFIELD VIC 3814

4 2 2

Sold Price

\$810,000

Sold Date **02-May-24**

Distance **3.25km**



17 ARCHER ROAD GARFIELD VIC 3814

4 2 2

Sold Price

Sold Date **06-Nov-24**

Distance **3.83km**



4 CLEARVIEW COURT GARFIELD VIC 3814

4 2 2

Sold Price

\$820,000

Sold Date **19-Sep-23**

Distance **3.65km**

RS = Recent sale

UN = Undisclosed Sale

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