

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 Princess Street, Bunyip Vic 3815

Indicative selling price

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

Range between \$495,000 & \$525,000

Median sale price

Median price \$587,500 House Unit Suburb Bunyip

Period - From 01/04/2017 to 31/03/2018 Source REIV

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 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
1	49 Hope St BUNYIP 3815	\$540,000	10/04/2018
2	16 Pearson St BUNYIP 3815	\$500,000	24/02/2018
3	14 Pearson St BUNYIP 3815	\$490,000	16/04/2018

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 six months.

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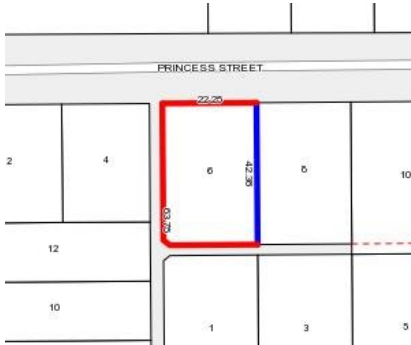
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Indicative Selling Price

\$495,000 - \$525,000

Median House Price

Year ending March 2018: \$587,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1100 sqm approx

Agent Comments

Comparable Properties



49 Hope St BUNYIP 3815 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 714 sqm approx



16 Pearson St BUNYIP 3815 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 931 sqm approx



14 Pearson St BUNYIP 3815 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 16/04/2018

Rooms: 5

Property Type: House

Land Size: 931 sqm approx