<u>Harcourts</u>

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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

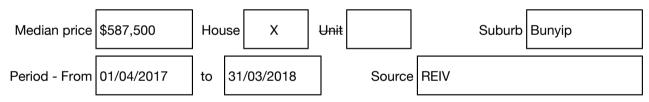
ress 6 Princess Street, Bunyip Vic 3815 and ode

Indicative selling price

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

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

Median sale price



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.

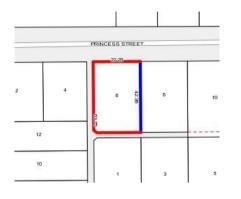
Account - Harcourts Drouin | P: 03 5625 2877 | F: 03 5625 2910

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Harcourts





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1100 sqm approx Agent Comments Natalie Hodge 0356252877 0413213018 natalie.hodge@harcourts.com.au

Indicative Selling Price \$495,000 - \$525,000 Median House Price Year ending March 2018: \$587,500

Comparable Properties

| Harcourts | 49 Hope St BUNYIP 3815 (REI/VG) 3 ↓ 2 ↓ 2 ↓ 2 Price: \$540,000 Method: Private Sale Date: 10/04/2018 Rooms: - Property Type: House (Res) Land Size: 714 sqm approx | Agent Comments |
|-----------|---|----------------|
| | 16 Pearson St BUNYIP 3815 (VG) □ 3 □ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | Agent Comments |
| | 14 Pearson St BUNYIP 3815 (REI/VG) 1 1 1 1 2 Price: \$490,000 Method: Private Sale Date: 16/04/2018 Rooms: 5 Property Type: House Land Size: 931 sqm approx | Agent Comments |

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