

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

5 Narraweena Court 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

House

Suburb

Bunyip

Period-from

01 Nov 2018

to

31 Oct 2019

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

| | | |
|----------------------------------|-----------|-----------|
| 4 George Street Bunyip VIC 3815 | \$535,000 | 01-May-19 |
| 35 Nash Road Bunyip VIC 3815 | \$530,000 | 21-Nov-18 |
| 19 Violet Street Bunyip VIC 3815 | \$545,000 | 03-Jun-19 |

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: 11 November 2019


4 George Street Bunyip VIC 3815

Sold Price

\$535,000

Sold Date

01-May-19
 4
  2
  1

Distance

0.35km

35 Nash Road Bunyip VIC 3815

Sold Price

\$530,000

Sold Date

21-Nov-18
 3
  1
  2

Distance

0.9km

19 Violet Street Bunyip VIC 3815

Sold Price

\$545,000

Sold Date

03-Jun-19
 4
  2
  2

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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