Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 8 Anderson Street, Bunyip Vic 3815

Indicative selling price

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

$690,000 - $740,000

Median sale price

Median price: $792,500 | Property type: *House* | Suburb: Bunyip

Period - From: 01/02/2022 to: 31/01/2023 | Source: realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
12 Royanne Close, Bunyip Vic 3815	$750,000	12/12/2022
4 Camellia Drive, Bunyip Vic 3815	$750,000	11/11/022
5A Hope Street, Bunyip Vic 3815	$770,000	21/09/2022

This Statement of Information was prepared on: 02/03/2023