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	17 BREAKAWAY 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	$515,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Other	Suburb	Bunyip
Period-from	01 Oct 2023	to	30 Sep 2024	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
LOT 4 NASH ROAD BUNYIP VIC 3815	$418,000	30-Oct-23
20 SLEEPER RISE GARFIELD VIC 3814	$560,000	06-Aug-24
9 BREAKAWAY COURT BUNYIP VIC 3815	$495,000	-

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: 28 October 2024

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LOT 4 NASH ROAD BUNYIP VIC 3815

- - -

Sold Price **$418,000** Sold Date **30-Oct-23**

Distance **0.37km**



20 SLEEPER RISE GARFIELD VIC 3814

- - -

Sold Price RS **$560,000** Sold Date **06-Aug-24**

Distance **4.07km**



9 BREAKAWAY COURT BUNYIP VIC 3815

4 2 2

Sold Price **$495,000** Sold Date **-**

Distance **-**



11 BREAKAWAY COURT BUNYIP VIC 3815

4 2 -

Sold Price **$502,000** Sold Date **23-Mar-23**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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